

COMPREHENSIVELY REFURBISHED



UNIT 9

**MOLE**

BUSINESS PARK

LEATHERHEAD KT22 7BA



PHOTO TAKEN JANUARY 2022



PHOTO TAKEN JANUARY 2022

**TO LET**

Modern, light  
industrial/warehouse  
business unit

**7,045 SQ FT**

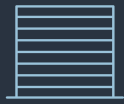
654.50 SQ M

[molebusinesspark.co.uk](http://molebusinesspark.co.uk)

## KEY FEATURES



Within 1 mile  
of J9 M25



Roller shutter  
door



Eaves height of 6.6m max  
approx (to underside  
of roof covering)



Self-contained  
offices, reception,  
and WC



Parking to front  
of unit and in  
shared car park



24 hour  
on site security



PHOTO TAKEN JANUARY 2022



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## DESCRIPTION

The property comprises a comprehensively refurbished modern warehouse/business unit of steel frame construction with profile steel cladding. Two storey office accommodation is provided to the front of the property. The unit has an roller shutter loading door and pedestrian door situated on the front elevation.

Externally, the unit has designated parking and a loading bay which are accessed via a well-maintained estate road.

The whole business park is very well managed with 24/7 on-site security. There is also a tenant's overflow car park.

## LOCATION

The premises are situated on the Mole Business Park, just off Randalls Road, which is only a few minutes drive from J9 of the M25. The premises are within easy reach of Leatherhead town centre and a 2 minute walk from Leatherhead Train Station.

| UNIT 9                    | SQ M          | SQ FT        |
|---------------------------|---------------|--------------|
| Ground Floor Warehouse    | 445.01        | 4,790        |
| Ground Floor Offices      | 104.98        | 1,130        |
| First Floor Offices       | 104.98        | 1,130        |
| <b>TOTAL (GIA approx)</b> | <b>654.97</b> | <b>7,050</b> |

## TERMS

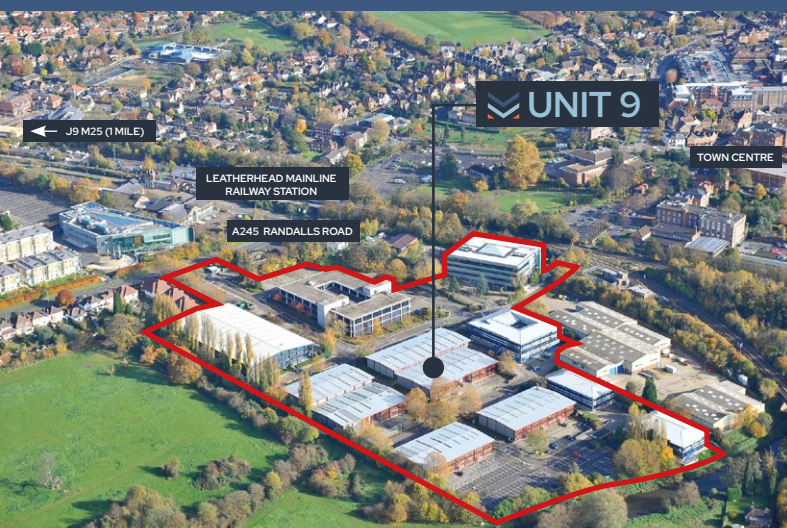
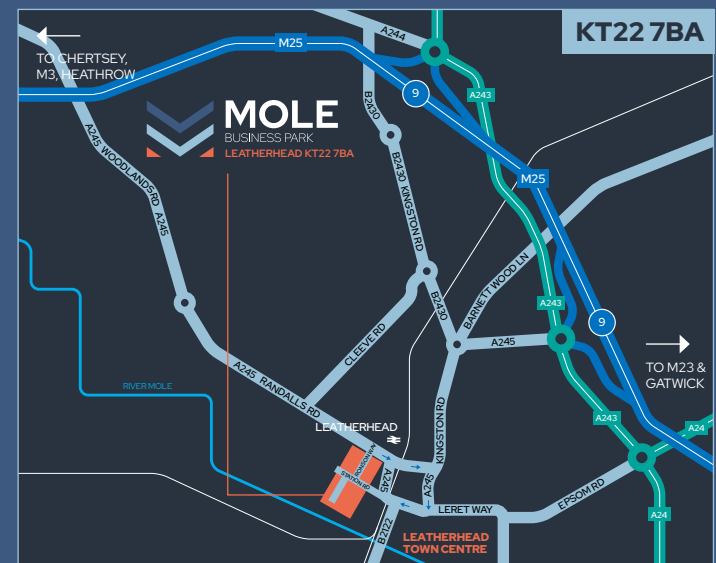
Available directly from the landlord on a new fully repairing and insuring lease on terms to be agreed.

## EPC

D(87).

## RENT/BUSINESS RATES

On application.



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These particulars and terms are issued by the agents on the understanding that any negotiations respecting the property mentioned are conducted through them, they do not constitute an offer and shall not be incorporated in any contract, either in whole or in part. Neither agents nor the vendors of the property shall be responsible for any inaccuracy whatsoever in the particulars and terms referred to, or any expense that may be incurred in visiting the property should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through the agents before viewing. Subject to contract. All figures quoted are exclusive of VAT. All measurements are approximate. October 2025.