

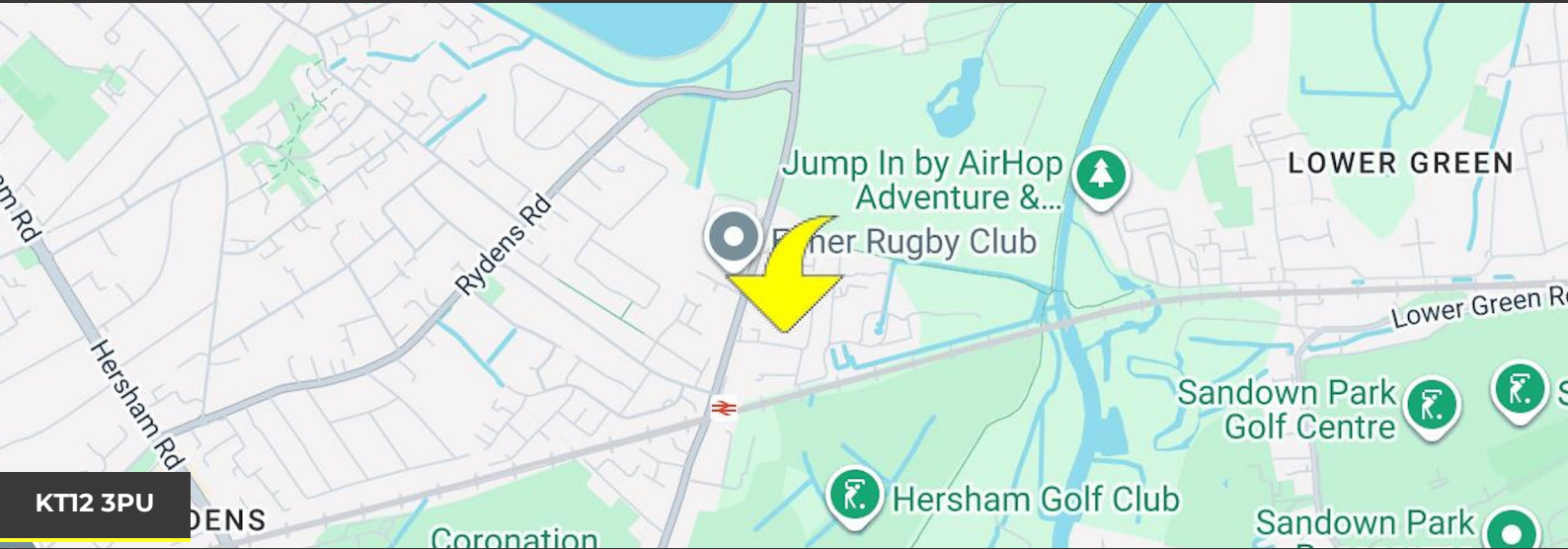
**FOR SALE****RARE DEVELOPMENT / LAND OPPORTUNITY - PLANNING PERMISSION GRANTED FOR B8****Lyon House****23 Lyon Road, Walton-On-Thames, KT12 3PU****0.83 ACRES (0.34 HECTARES)**

- Planning permission granted for B8 self storage scheme - ref: 2025/2993
- Loading bay & parking
- Securely gated and fenced
- Hardstanding ground
- 3 phase power supply
- Gas supply
- Water supply
- Dual access from Molesey Road and Lyon Road
- Close proximity to Hersham Station
- Close proximity to M3 & M25

**Location**

The property is located on Lyon Road in the centre of the well-established Hersham Trading Estate surrounded by national businesses such as Screwfix, Toolstation, Howdens, Travis Perkins, Safe Store, Storage Mart and Tesco Express.

The property is a short walk from Hersham Station and further south lies Hersham high street, to the west lies Walton-On-Thames with the A3 motorway network to the east which in turn provides access to the M25, to the north lies the M3 and Heathrow Airport.



**Accommodation**

AREAS	SQ FT	SQ M
Unit - Offices	4,795	445.47
Unit - Building A	5,945	552.31
Unit - Building B	15,417	1,432.29
Unit - Building C	5,753	534.47
Unit - Total Buildings	31,910	2,964.54
Unit - Approx. Site Area	36,198.36	3,362.94

All measurements are approximate and measured on a gross external area basis.



## Summary

Available Size	0.83 Acres
Tenure	Freehold
Price	Offers in excess of £2,850,000. SPV available by negotiation.
Business Rates	Interested parties are advised to contact Elmbridge Local Authority to obtain this figure.
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

### Description

The property extends to approximately 0.831 acres and comprises four commercial buildings arranged across two principal areas of the site. To the front, with direct frontage onto Lyon Road, is a former three-storey office building together with adjoining warehouse accommodation. A securely gated parking area is located to the front of this section of the site. To the rear are two further warehouse buildings, accessed via a private internal estate road. These buildings are predominantly industrial/warehouse in nature, with ancillary first-floor office accommodation positioned along the eastern elevation. The buildings have been stripped back to shell condition and the majority of ACM materials have been removed, with the exception of the existing asbestos cement roof sheets. The site benefits from dual access points, with the principal entrance from Lyon Road and a secondary access from Molesey Road.

### Travel Distances

Hersham Railway Station - 0.3 miles  
M3 - 6 miles  
M25 - 6.8 miles  
Heathrow Cargo Terminal - 10.5 miles

Source: Google Maps

### Tenure

Freehold.

### Planning Permission

Full planning consent for 3x industrial / warehouse units was granted by Elmbridge Borough Council on 7th April 2026. The approved proposal allows for a change of use from Sui Generis to B8 and allows for the demolition of the existing office block and refurbishment of the existing Building A, whilst adding a new extension and raising the eaves. Part demolition of the rear Building C and raising the eaves of both B & C and associated remodelling. (ref: 2025/2993)

### Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

### Disclaimer

None of the amenities have been tested by Telsar.



For further information or to arrange a viewing, please contact sole agents:

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