



ORBIT50

A Premier M25 Distribution Opportunity

Oaklawn Road
Leatherhead
KT22 0BT

49,675 Sq Ft (GIA) - To Let / For Sale
Excellent Access & Proximity to M25
AVAILABLE Q3 2025

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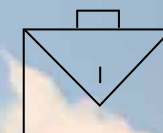
50k Warehouse/Distribution Unit Including High Quality Office Content

Your Gateway To Connectivity: Just 3 Minutes From The M25

930,000+ Population
within a 20 minutes drive.



330,000+ Workforce
within a 20 minutes drive.



83% Economically active population,
4% higher than the London average.



17% Of local population
employed in skilled trades, 6%
higher than the London average.



Prime Location and Easy Access to the M25



Leatherhead Train Station

Volvo

BMG Autoparts

Solus Repair

Tool Station

Travis Perkins

KBR

CGI

Rina Tech

Leatherhead Common

B&Q

Tesco

ORBIT50

Pachesham Golf Centre

Oaklawn Road

M25

J9

A244

Oaklawn Road

Local Occupiers Include:





Revolutionizing Development with Cutting-Edge Facilities & Green Initiatives

A 49,675 Sq Ft development of the site proposes the demolition of the existing buildings and the erection of a new building for Use Classes B2, B8 and Class E(g)(ii)(iii) including ancillary office space. Externally the building will be served by an HGV loading/unloading and parking area screened to the rear of the site and associated car parking located near the main entrance.

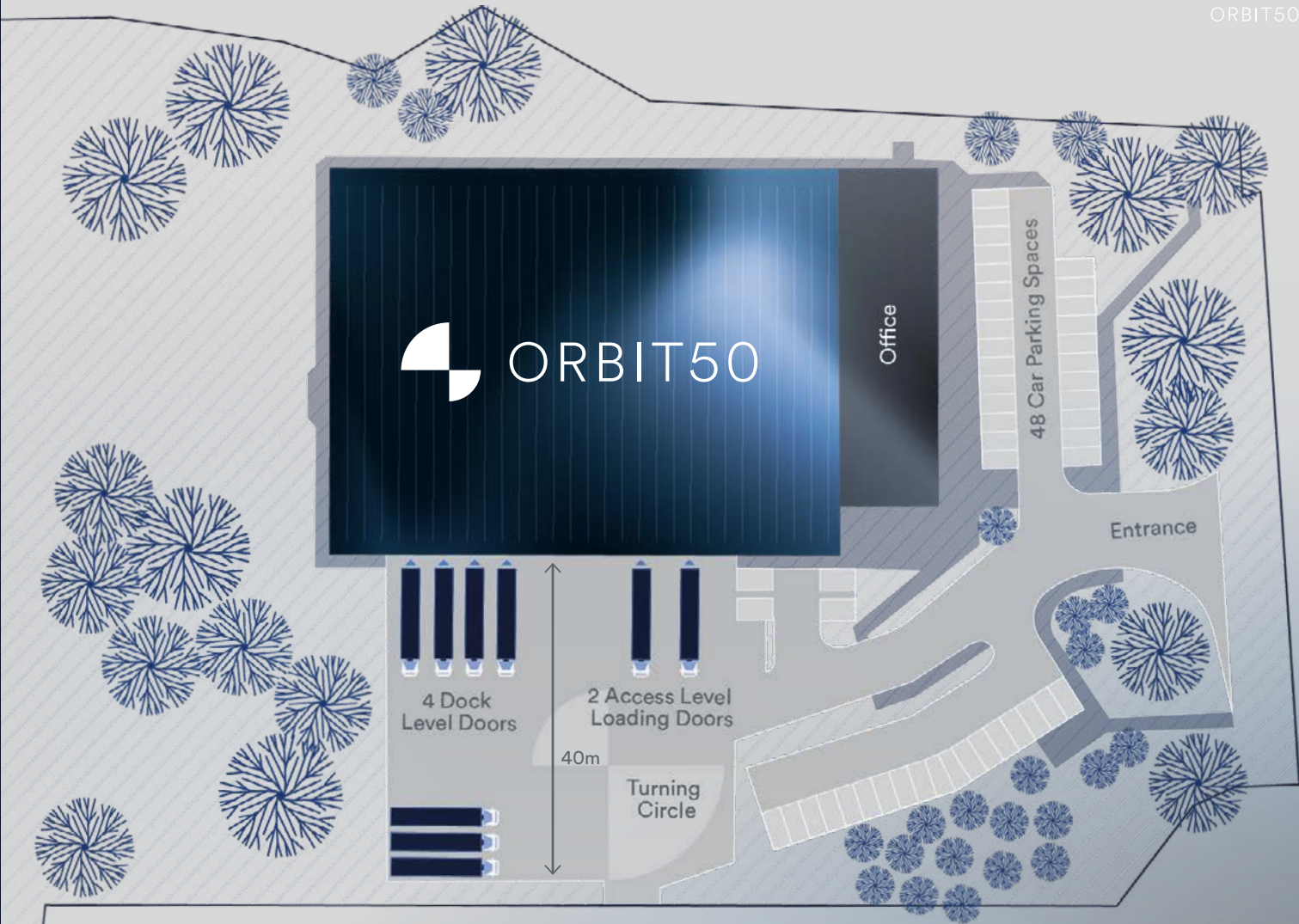
A total of 2 level loading bays and 4 no dock leveller bays have been proposed for the warehouse. Overall, space for HGV manoeuvrability and 13 no parked HGV vehicles has been provided on site. Sufficient cycle and car parking spaces have been provided.

Existing woodland areas to the north and east will be retained. Land to the south east of the proposed building is identified as a biodiversity opportunity area.

ORBIT50	SQ FT	SQ M
WAREHOUSE	42,216	3,922
OFFICE	7,459	693
TOTAL	49,675	4,615

Specification

-  49,675 Sq Ft B2, B8 with Ancillary Offices
-  High Spec Office Content
-  4 Dock Level Loading Doors
-  2 Level Access Doors
-  40 Metre Service Yard
-  13 HGV Bays
-  Minimum 8m Eaves Height
-  48 Car Parking Bays
-  Bike Storage
-  use class E(g)(ii/iii)





Green Innovation in Action

The new development will be seeking to obtain BREEAM certification targeting ‘Excellent’ rating and targeting Net-Zero.

Renewable technologies have been provided such as PV’s Air Source Heat Pumps & LED Lighting.



Targeting
BREEAM
Excellent



Targeting
Net Zero



EPC A



Photovoltaic
Rooftop
Panels

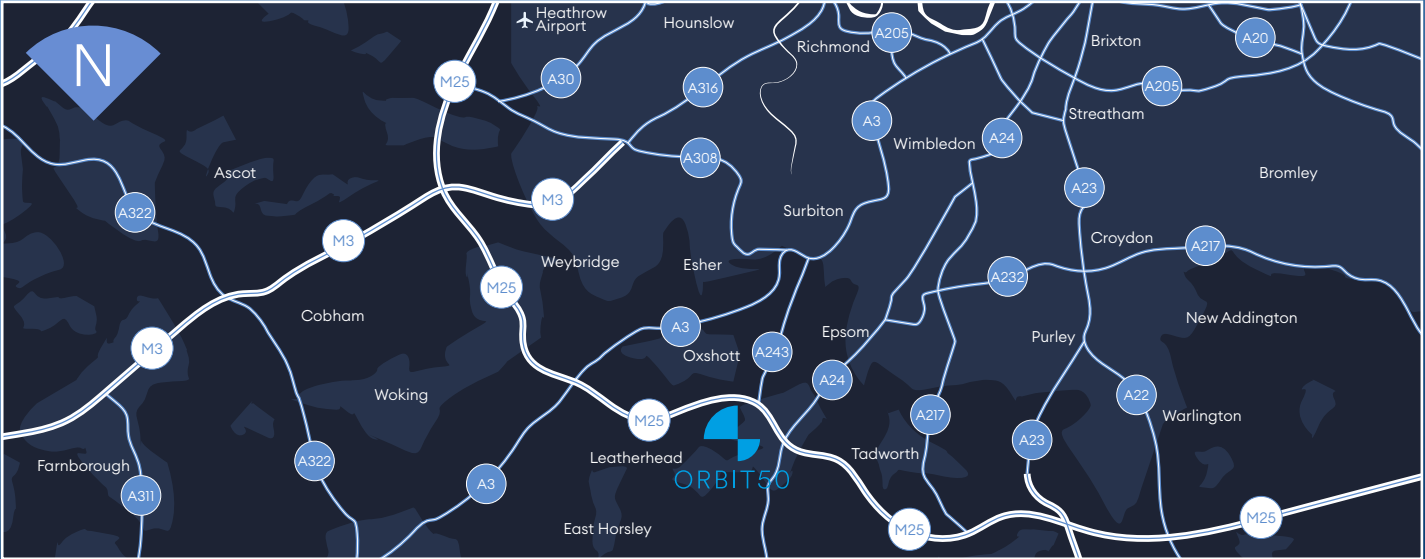


Air Source
Heat Pumps



LED
Lighting





Access Meets Connectivity

Situated in a strategic southern M25 location, the new development will benefit from excellent access to J9 of the M25 motorway ensuring connectivity to all major onward routes. Heathrow & Gatwick international airports are equidistant at approx. 20 miles. Orbit 50 represents a premier distribution opportunity.



By Car/Drive Times

Leatherhead	1.8 Miles	6 Minute
Wimbledon	12.8 Miles	20 Minutes
Richmond	14.6 Miles	30 Minutes
Central London	21.8 Miles	45 Minutes

Motorways

A244	0.5 Miles	1 Minute
A243	1.2 Miles	3 Minutes
M25 (J9)	1.3 Miles	3Minutes
M23	13.8 mile	20 Minutes

Train Stations

Leatherhead	1.6 Miles	5 Minutes
Wimbledon	13.5 Miles	20 Minutes
Waterloo	21.5 Miles	40 Minutes

Airports

Heathrow	19.6 Miles	22 Minutes
Gatwick	20.3 Miles	22 Minutes
Luton	52.7 Miles	1 Hour

Bus Routes

Pachesham Park	408, 862
Oxshott Mead	408, 862
Oxshott Road	408, 465, 862



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