

# Thorpe Lea

Keltbray, thorpe Lea Road Egham TW20 8JL

IOS Class 1 | 82,426 ft<sup>2</sup>



Comprehensive refurbishment



Fully fenced site



CellPave through road



Three-phase power



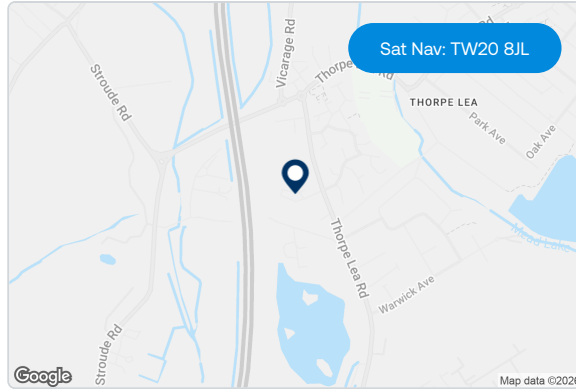
Water supply



B2/B8 industrial use class

Available to Let





## Description

The site is self-contained and comprises a mix of surfacing including CellPave and type 3 aggregate. It is accessed via Thorpe Lea Road, benefits from water and power and includes 1,512 sq ft of building. The site is being comprehensively refurbished and will be available in October 2026.

## Location

Situated within Egham, on the Southwest of Central London, the site benefits from excellent connectivity being a short drive from the M25 orbital motorway, M3 and A30, which all provide fast access to Central London, Heathrow Airport and the wider South East. The M40 is also easily accessible via the M25, approximately 8 miles away. Egham station which provides national rail connections is located approximately 1.3 miles away. Situated on the southwestern edge of the property is Clockhouse Mushroom Farm.

## Further information

**EPC**  
EPC is available upon request.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

**David Deeley**  
Mileway  
southeast@mileway.com  
0203 991 3516

**Hugh Stanton**  
DTRE  
hugh.stanton@dtre.com  
07730 357 434

**Charlie Wing**  
DTRE  
charlie.wing@dtre.com  
0203 328 9080



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
IOS Land	IOS Class 1	82,426	Immediately
<b>Total</b>		<b>82,426</b>	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**