Thorpe Lea

Keltbray, thorpe Lea Road Egham TW20 8JL

IOS Class 1 | 82,426 ft²

- Comprehensive refurbishment
- Fully fenced site
- CellPave through road
- Three-phase power
- Water supply
- B8 storage use



Location & Connections

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.









Description

The site is self-contained and compromises 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.

Further information

EPC
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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

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	EPC
IOS Land	IOS Class 1	82,426	Immediately	D
Total		82,426		

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