



VICTORY PARK

Leatherhead, KT22 7NH


To let

13 new warehouse/industrial units

2,971 - 29,678 sq ft

Available Q4 2026



 what3words
grapes.wounds.bumpy

Chancerygate
Investment Property Limited

Strategic locations. Sustainable buildings.

Strategically located in Leatherhead near Junction 9 of the M25, Victory Park offers excellent links to London, Heathrow, and Gatwick and, sits outside the ULEZ, saving international lorry drivers £40–£100 per day.



Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total	Clear internal eaves height
1	9,279	1,916	11,195	8.5m
2	10,926	1,916	12,842	8.5m
3	4,553	1,087	5,641	6.5m
4	3,380	1,066	4,446	7.4m
5	2,476	990	3,466	7.65m
6	2,185	786	2,971	7.9m
7	12,314	2,530	14,844	8.5m
8	6,114	1,216	7,331	8.5m
9	6,243	1,259	7,503	8.5m
10	4,456	1,259	5,716	8.5m
11	4,026	1,130	5,156	8.5m
12	4,026	1,130	5,156	8.5m
13	4,456	1,259	5,716	8.5m
Total			91,982	



Largest combined area: 29,678 sq ft (units 7, 8 and 9)

Industrial & warehouse

2,971 - 29,678 sq ft

Victory Park is a scheme of 13 high quality, flexible units with fully fitted first floor offices. The ground floor space features a fitted reception and warehouse space with electric loading doors and generous natural light. On the first floor, the fitted offices include comfort heating/cooling.

Available Q4 2026



37.5 sq m
floor loading



6.5-8.5m minimum
clear internal height



Electric loading
doors



12-18m
yard depths



Fully fitted first
floor offices



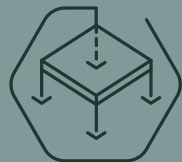
Lift
units 1, 2 & 7



Air source
heat pumps



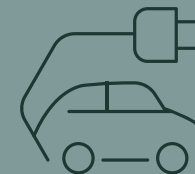
Solar PV panels
on all units



Raised office floors
units 1, 2, 7, 8 & 9



Amenity
areas



EV charging
(50% of spaces)



Comfort
cooling/heating



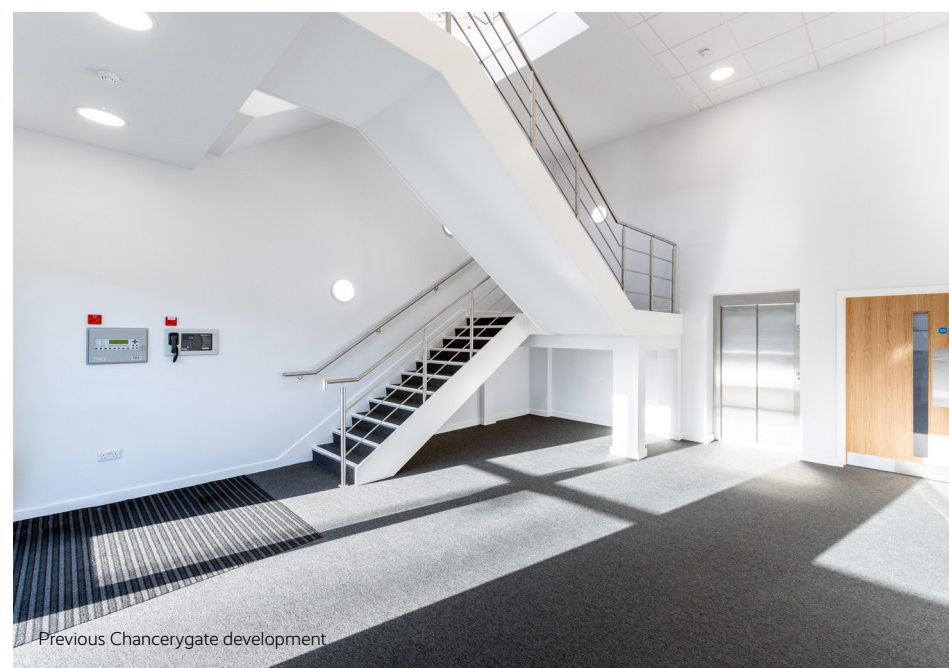
CGI of units 3-6



Previous Chancerygate development



CGI of units 2-1



Previous Chancerygate development



Sustainable approach.
Positive impact.

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Green initiatives at Victory include:

- Solar PV panels on all units
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle parking (50% of spaces)
- Air source heat pumps
- 15% warehouse roof lights increasing natural day light
- Landscaped amenity areas enhancing biodiversity
- Exterior cycle storage to encourage cycling to work



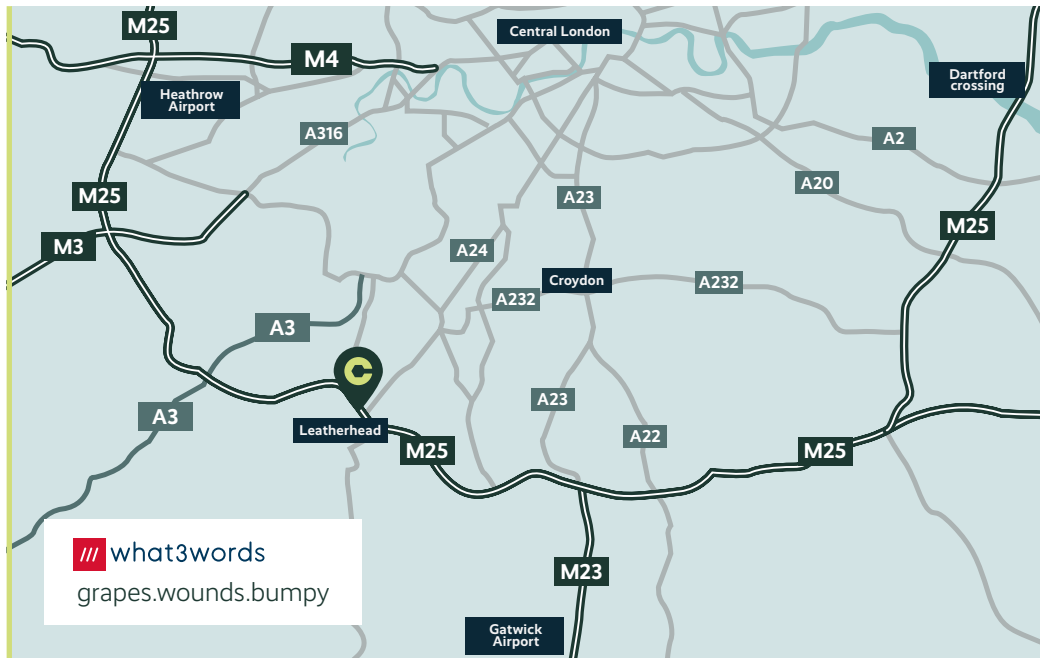
Targeting
BREEAM 'Excellent'



Targeting
EPC A+ rating

Right spaces. Right places.

Cleeve Road, Leatherhead, Surrey KT22 7NH



Road	Distance (miles)	Airport	Distance (miles)
M25 (J9)	1	Gatwick	21
A3 (Hook Junction)	1	Heathrow	23
M23 (J11)	10		
M3 (J2)	14	Rail	
M4 (J4B)	19	Leatherhead Train Station	0.8
		Town/City	
		Croydon	14.8
		Crawley	23
		Guildford	25
		Central London	43

victory-park.co.uk

Contact agents to find out more



Nic Pocknall
07770 416219
nic.pocknall@hurstwarne.co.uk
Will Gelder
07917 569111
will.gelder@hurstwarne.co.uk



Richard Harman
07776 200143
richard.harman@dtre.com
Max Dowley
07548 773999
max.dowley@dtre.com



Annie Smith
07860 657533
ansmith@lsh.co.uk
Akhtar Alibhai
07909 684801
aalibhai@lsh.co.uk

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