

## 4 STATION APPROACH WORCESTER PARK

485 sq ft / 45.08 sq m approx



### ADDRESS

4 Station Approach  
Worcester Park  
KT4 7NB

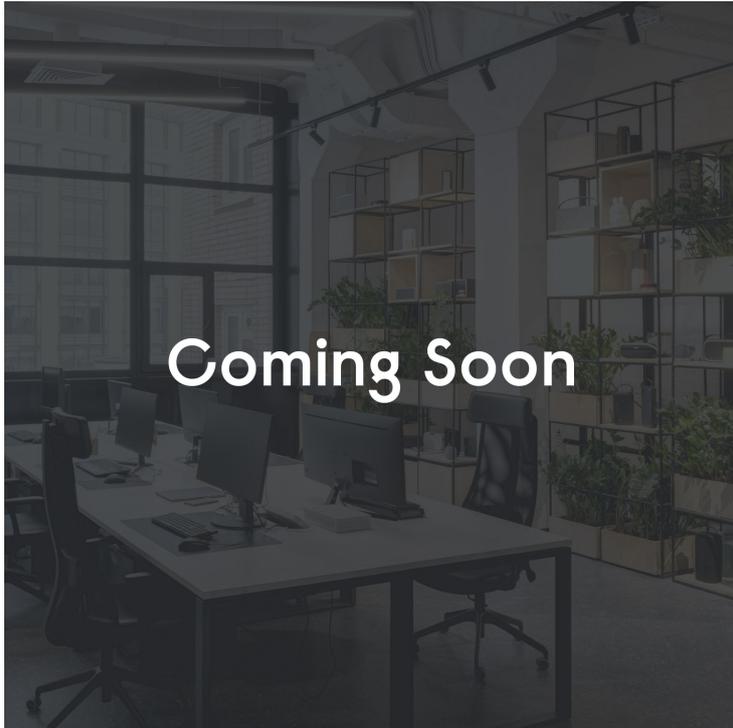
### DESCRIPTION

#### Commercial Unit

4 Station Approach forms part of a small commercial parade directly adjacent to Worcester Park railway station where frequent services to London Waterloo (journey time approx. 25 -30 minutes) are available. Numerous bus routes serve the area. The property enjoys exceptional connectivity and visibility for both footfall driven, and service-oriented businesses.

The unit which is arranged over ground floor is in shell condition with a kitchen and two WCs to the rear.

Dated: 25/04/2026



Coming Soon

## SPECIFICATION

- Good shop frontage
- Excellent natural light
- Carpeted floor
- Gas radiators throughout
- Spot lighting
- Plenty of storage space
- Kitchen
- Two WCs

<b>Tenure</b>	Available on a new effective full repairing & insuring lease for a term by arrangement
<b>Rent</b>	£15,000 per annum exclusive
<b>Service Charge</b>	N/A
<b>Rates</b>	RV £8,400 per annum. Rates payable £4,191.60 per annum
<b>Size</b>	485 sq ft / 45.08 sq m approx

## CONTACT

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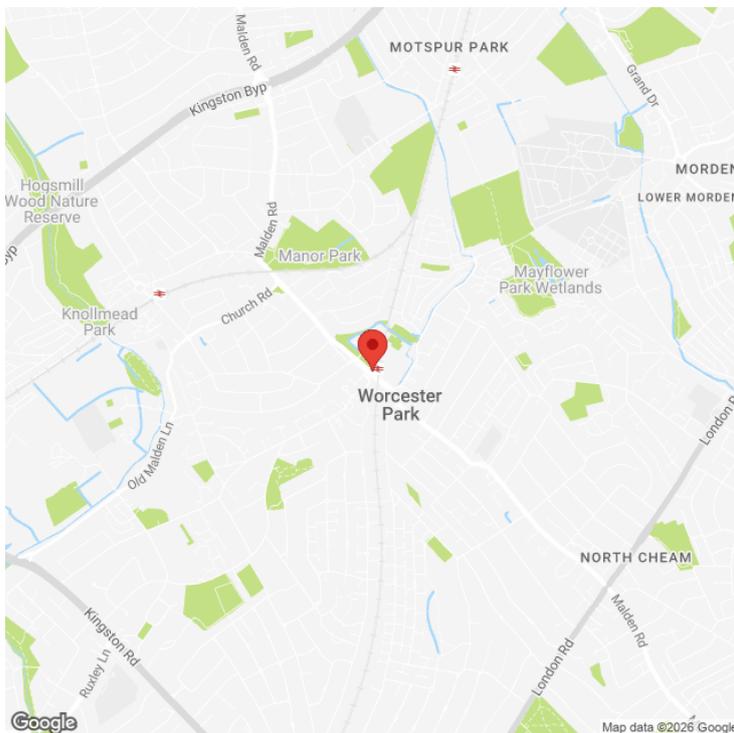
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Trainee Surveyor

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Dated: 25/04/2026

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