



4 STATION APPROACH WORCESTER PARK

485 sq ft / 45.08 sq m approx



ADDRESS

4 Station Approach Worcester Park KT4 7NB

DESCRIPTION

Commercial Unit

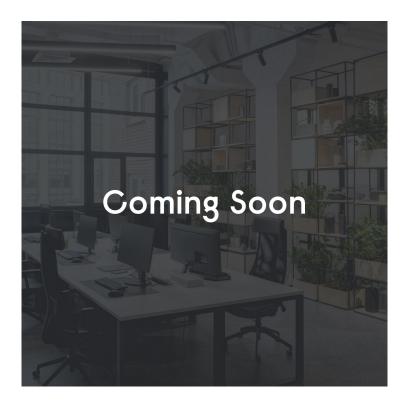
4 Station Approach forms part of a small commercial parade directly adjacent to Worcester Park railway station where frequent services to London Waterloo (journey time approx. 25 -30 minutes) are available. Numerous bus routes serve the area. The property enjoys exceptional connectivity and visibility 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: 20/11/2025









SPECIFICATION

Good shop frontage

Excellent natural light

Carpeted floor

Gas radiators throughout

Spot lighting

Plenty of storage space

Kitchen

Two WCs

Tenure Available on a new effective full

repairing & insuring lease for a

term by arrangement

Rent £15,000 per annum exclusive

Service Charge N/A

Rates RV £8,400 per annum. Rates

payable £4,191.60 per annum

Size 485 sq ft / 45.08 sq m approx

CONTACT

Niall Christian

BSc MRICS

T 0208 332 4591

M 0778 0678 684

E niall.christian@michaelrogers.co.uk

Joshua Thompson

Trainee Surveyor

T 0208 332 4594

M 07701 086242

E joshua.thompson@michaelrogers.co.uk

Dated: 20/11/2025