

**4 Station Approach  
Worcester Park  
KT4 7NB**



**485 Sq. ft (45.08 Sq. m) approx.**

**COMMERCIAL UNIT**

**TO LET**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond TW10 6UQ

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location:**

4 Station Approach sits in a small commercial parade directly adjacent to Worcester Park railway station, providing exceptional connectivity and visibility for both footfall-driven and service-oriented businesses.

The building is extremely accessible by public transport with numerous bus routes close by. Worcester Park Station offers frequent services to London Waterloo in approximately 25-30 minutes, making it ideal for commuters.

**Description:**

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

**Amenities:**

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

**Accommodation:**

Floor	SQ FT	SQ M
Ground	485	45.08
Total	485	45.08

**Terms:**

The unit is available on a new effective full repairing and insuring lease for a term by arrangement.

**Rent:**

£15,000 per annum exclusive.

**VAT:**

The unit is not elected for VAT.

**Service charge:**

N/A

**Business Rates:**

We have been advised that the rateable value is £8,400 giving rates payable of £4,191.60 per annum.

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

**Energy Performance Certificate:**

D81

**Anti Money Laundering:**

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

**For further information please contact sole agents:****Michael Rogers LLP**

Niall Christian – 07780 678684  
[niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Joshua Thompson - 0759 910 7005  
[joshua.thompson@michaelrogers.co.uk](mailto:joshua.thompson@michaelrogers.co.uk)

Subject to Contract      September 2025



The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

**Regulated by RICS**