



James ashley
commercial
property consultants

138a Central Road | Worcester Park | London | KT4 8HH
FIRST FLOOR OFFICES TO LET

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- first floor
- 91.97 m² (990 ft²) approx.
- 'e' use class
- new lease available
- rent: £19,500 per annum
- alternative uses considered - s.t.p.

DESCRIPTION

Self contained first floor offices, currently arranged as three office rooms, store room, kitchen, male and female WC's.

We understand that the premises have an 'E' Use Class, which includes; leisure, medical and office. Alternative uses will be considered, such as educational - subject to planning.

LOCATION

Situated on the corner of Central Road (A2043) and Longfellow Road, between Green Lane and Longfellow Road, in the centre of Worcester Park.

Neighbouring occupiers include; Clarks, H&T, Caffè Nero, Boots, Starbucks, Post Office, Iceland, WH Smith, Costa Coffee, Pep & Co, Poundland, Nationwide, Domino's, Superdrug, Specsavers, Nat West, Pizza Express, Nandos and Papa Johns, together with a good mix of other independent and local traders.

Worcester Park mainline railway station is within walking distance, providing services to London Waterloo, Clapham Junction, Guildford and Dorking. There are also various buses serving the area located on Central Road.

ACCOMMODATION

First floor	91.97 m ²	990 ft ²	N.I.A.
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TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £7,000. Contact Sutton Council on 020 8770 5000 to confirm what amount is actually payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents:

Ashley Brudenell or James Stefanopoulos



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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