



CLASS E UNIT TO LET

22 Central Road, Worcester Park, Surrey,
KT4 8HZ

TO LET

Approx 523 sqft (48.55 sqm)

DESCRIPTION

Ground floor commercial premises situated in a prominent position on Central Road amongst a variety of independent and national occupiers. The property has been refurbished internally to a high standard provide open plan space suitable for a variety of commercial businesses under Use Class E. The property benefits from rear access, a kitchen, WC and free off-street customer parking immediately in front of the property for up to 30 mins.

Ground Floor	523 sqft	48.55 sqm
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RENT

£15,000 per annum exclusive

LEASE

New Lease. Terms to be agreed.

LOCATION

The property is located on the North side of Central Road close to the junction with St Phillip's Avenue and Brinkley Road. Central Road is the primary trading location for Worcester Park, other notable nearby occupiers include Sainsbury's Local, Nandos, Boots, & Waitrose. The property is well positioned for access to the A3 at New Malden (Less than 2 miles away) &

Worcester Park mainline rail station provides regular services to London Waterloo (approx. 8 minutes walk away.) (approx. 35 minute journey).

RATES

Rateable Value: £11,750. Rates Payable at 38.2p for RHL occupiers or 43.2p in the £ for non RHL occupiers. (2026/27).

Occupiers will be able to claim 100% small business rates relief subject to their eligibility

EPC

C-53 (Expired) New EPC in the course of preparation.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
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DATE

Sept 2026

FOLIO NUMBER

30379

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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