



**ALL ENQUIRIES**

**DESCRIPTION**

Brick and Block constructed warehousing and office buildings with external portable accommodation and yard space.

The property totals 1.7 acres and currently includes 6,703 sq ft of office and warehouse accommodation.

**ACCOMMODATION**

Building 1:	2,546 sq ft
Building 2:	2,792 sq ft
Building 3:	1,119 sq ft
<u>External Storage Shed:</u>	<u>246 sq ft</u>
<b>Total:</b>	<b>6,703 sq ft</b>

**LOCATION**

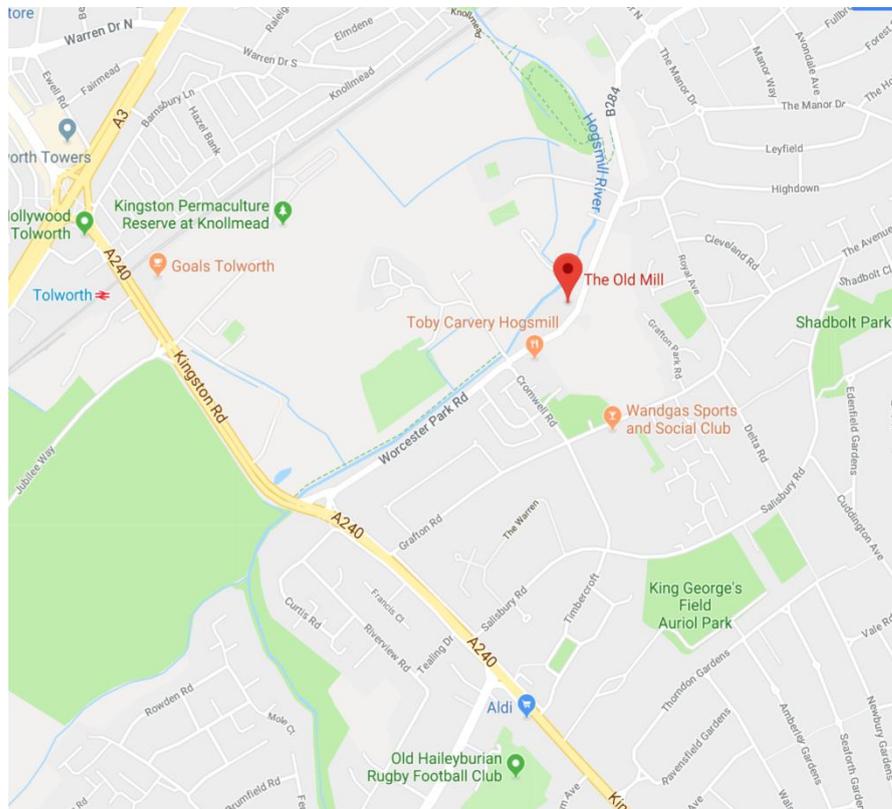
Situated approximately 13 miles southwest of Central London within the suburb of Worcester Park and the wider Epsom & Ewell Borough Council. Kingston By-Pass (A3) and A240 is within one mile of the site.

In addition, Tolworth Railway Station is within 25 minutes walking distance and provides frequent mainline services to London Waterloo within 32 minutes.

Heathrow Airport is 24 miles to the north west via the M25 motorway, with Gatwick Airport 22 miles to the south.

# The Old Mill, Old Malden Lane, Worcester Park, KT4 7QS

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## TERMS

The property is available to let and for sale, terms on application.

## EPC

On application.

## RENT

On application.

## VAT

TBC.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## VIEWING

Viewing strictly by prior appointment with sole agents:

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