



LAND AT
**RIVERHILL
YARD**

RIVERHILL, OLD MALDEN LANE,
WORCESTER PARK, SURREY KT4 7PU



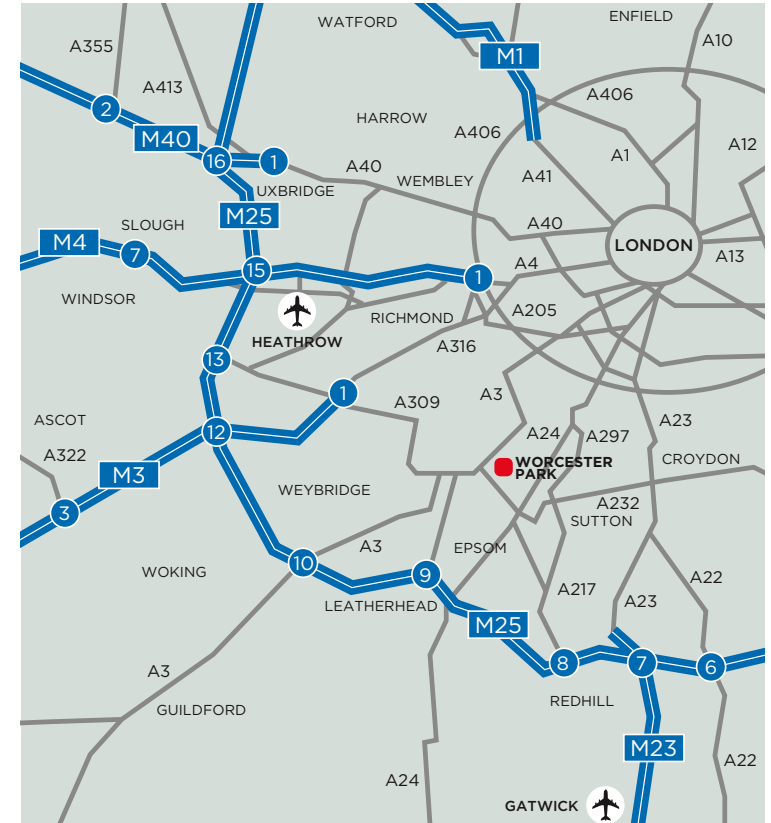
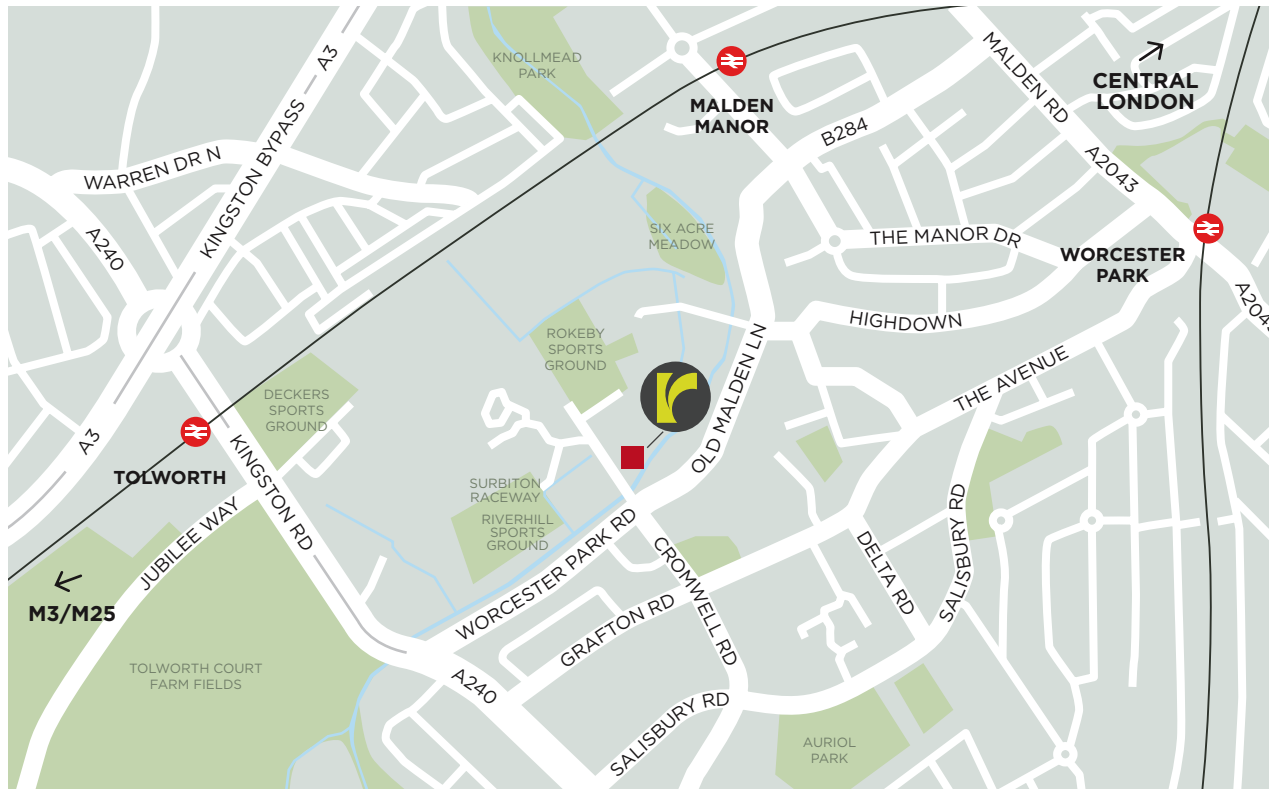
**OPEN STORAGE B8 LAND
UP TO APPROX. 4.5 ACRES / 1.8 HECTARES
AVAILABLE TO LET ON FLEXIBLE TERMS IN WHOLE OR PART**

LOCATION

The site is located on the north west side of Old Malden Lane close to its intersection with Worcester Park Road and Cromwell Road, 600m north of the A240 Kingston Road, which links to the A3 at the Tolworth junction about 1 mile from the subject site, and which provides access to central London to the north and the M25 at Junction 10 approx 9 miles south.

The vehicle entrance in to the site is from the access road which also serves Rokeby Sports Ground, Surbiton Town Sports Club and Surbiton Raceway.

Tolworth Rail Station (South Western Railways) is c. 0.8 miles from the site, with services to London Waterloo with a journey time of 31 minutes, via Wimbledon and Clapham junction.



THE SITE

Formerly Worcester Park Garden Centre, the site is now vacant and comprises a mainly level secure fenced and bunded area extending in total to c. 4.5 acres.

The site has been cleared although there remain various structures including a historic greenhouse structure, steel framed storage unit, steel containers and portacabin offices.

There is hardstanding on the site, which can be divided to create various areas of open storage, available from around 0.5 acres upwards.

There is a double gated entrance to the site from Riverhill.



TERMS

Available To Let on very flexible leasehold terms ; rent on application.

Alternatively enquiries on a freehold basis can be considered.

VAT

We understand that the property is elected for VAT such that this will be payable.

VIEWING / FURTHER INFORMATION

Via the sole agents:

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