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Teldis House • 29a Mount Ephraim • Tunbridge Wells • Kent TN4 8AA
Warehouse & Office Premises – 5700 sq ft (529.6 sq m) – with Development Potential FOR SALE



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and property consultants

COMMERCIAL

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22 Mount Ephraim Road, Tunbridge Wells, Kent
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Disclaimer: See website – www.durlings.co.uk

(Ground floor area not included)

Location

The Kent town of Tunbridge Wells is located approximately 40 miles to the south east of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west.

Main line rail services are provided direct from Tunbridge Wells to London's Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the south east.

Teldis House is situated directly off Mount Ephraim (A26) and close to its junction with London Road and the town's common beyond, and also fronts Rock Villa Road, at 1st floor level.

The Royal Victoria Place Shopping Mall and Calverley Road shopping precinct are situated close by. There is also a wide choice of restaurants and cafes close by, including Thackeray's, Royal Wells Hotel, Pret A Manger and Bills

Description

The property comprises both warehouse and office use, on a single level, broadly split evenly. The construction is steel framed in two bays with an open steel trussed roof, although the office element (fronting Rock Villa Road) has a suspended ceiling.

The property is accessed directly from Mount Ephraim via a shared private road, with a roller shutter door serving the warehouse element, and is a "flying freehold" over the Halo Gym which has a self contained entrance from Rock Villa Road, and is not included as in separate freehold ownership.

Floor Area

The approximate gross internal floor area is 5700 sq ft (529.6 sq m) – to be verified.

There are 7 marked car spaces directly to front of the property.

Planning

There is no record of any planning applications on the Tunbridge Wells Borough Council's website. We feel the property has potential through Permitted Development Rights for a change of use to residential – subject to the Prior Approval process. Interested parties are advised to make their own enquires in this respect.

A proposal for a comprehensive redevelopment, including the connecting property, is available on request.

Tenure

Freehold

Guide Price

£750,000

Terms

To be sold with vacant possession

Business Rates

The property is described as warehouse and premises with a rateable value of £29,500. Interested parties are advised to check the rates payable directly with Tunbridge Wells Borough Council – 01892 526121.

