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**Tunbridge Wells Bus Depot • 36-40 St John`s Road • Tunbridge Wells • Kent TN4 9NT**

**Bus depot with adjoining period offices - For Sale**

**Over 47,000 sq ft (4377 sq m) on 1.323 acres (0.536 ha).**



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## Location

Tunbridge Wells is an affluent and historic spa town located approximately 35 miles south east of central London with a resident population of around 110,000 people. This property is situated directly on St Johns Road (A26) which links via the A21 (T) dual carriageway with junction 5 of the M25 motorway. There is also a secondary access off Woodbury Park Road. There is a frequent direct train service to London stations with a typical journey time of approx. 50 minutes. The town's train station is approximately 1 mile to the south. Gatwick Airport is approximately 20 miles to the west, via East Grinstead.

## Description

An industrial site comprising 2 adjoining warehouse, on different levels, together with a pair of interconnecting period office buildings. The total site area has been calculated at 1.323 acres (0.536 ha) - Promap. On the St Johns Road frontage there a mix of office and retail uses. On the Woodbury Park Road frontage the use is predominately residential.

## Floor Areas

The following areas have been calculated on a gross internal basis:

Front Warehouse –	19,517 sq ft (1,813 sq m)
Rear Warehouse –	19,917 sq ft (1,850 sq m)
Offices –	7,680 sq ft (713 sq m)
<b>Total -</b>	<b>47,114 sq ft (4,376 sq m)</b>

## Planning

There are no planning applications recorded on the Tunbridge Wells Borough Council's website.

The Dairy Crest Depot, also on St John's Road, has been recommend for approval for 58 homes, with 62 car spaces, subject to entering into a section 106 agreement, comprising the following: 23 no. 1 bed; 35 no. 2 bed – 10 being affordable (low cost discounted sales) – Planning reference: - 15/507556

## Proposals

Our client is seeking either conditional or unconditional offers for the freehold interest.

Offers are to be conditional on a leaseback to Arriva Kent and Surrey Ltd, post completion of a sale, for a minimum term of 18 months for relocation purposes. Further details on request.

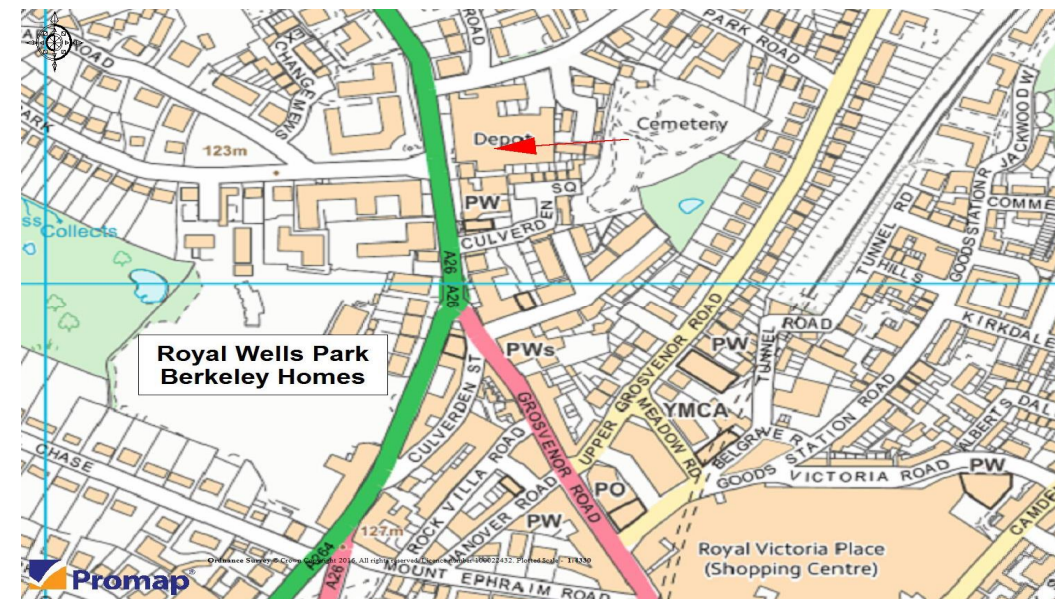
## Viewings

Strictly by appointment and accompanied as the premises operate as a bus garage.

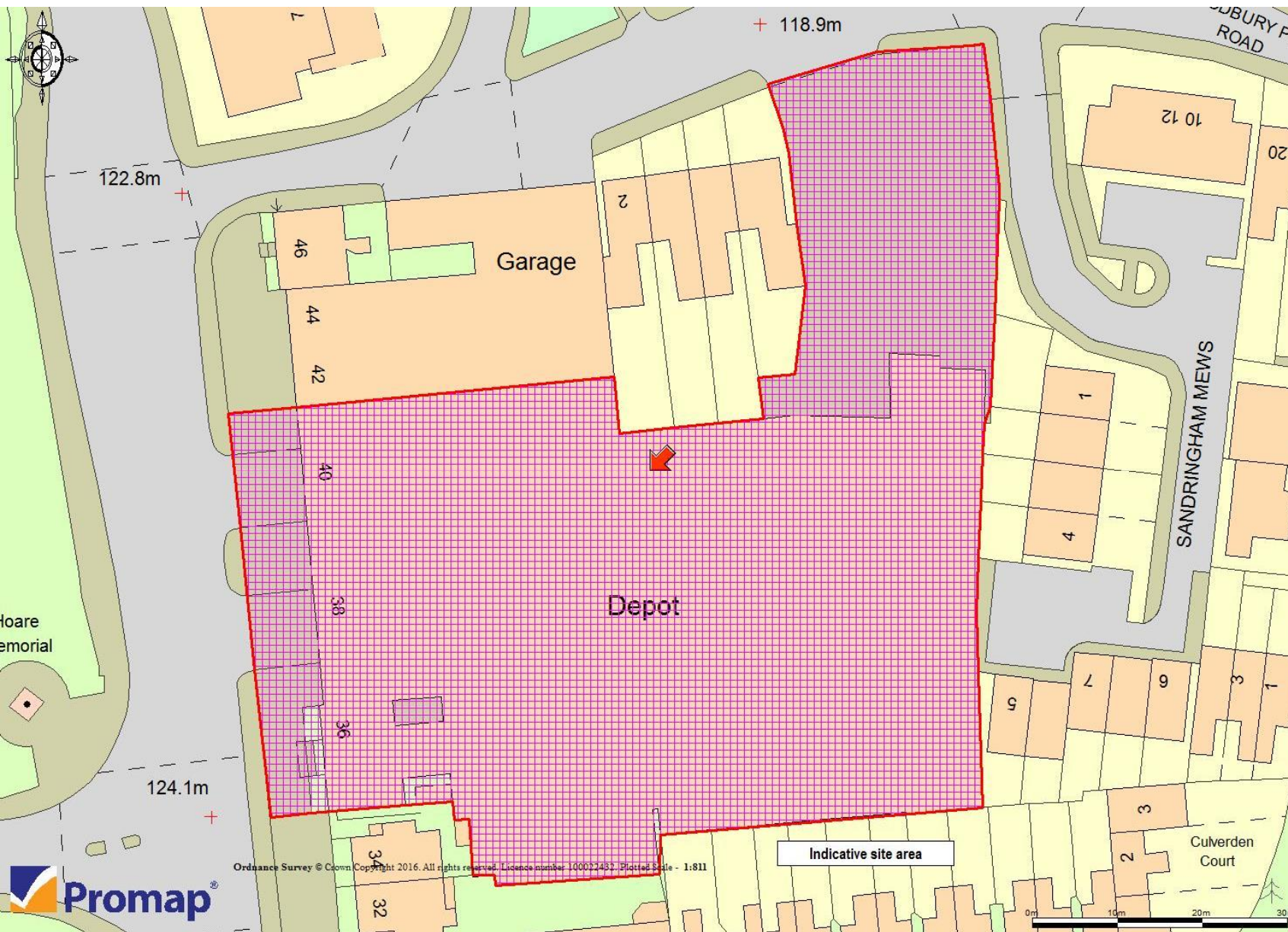
## Further Details

Legal documentation, asbestos report, and other supporting information can be downloaded at : [www.tunbridgewellsbusdepot.co.uk](http://www.tunbridgewellsbusdepot.co.uk)









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## Land & Development

Contact Rupert Farrant  
or Julie Chalmers on  
**01892 552 500**  
[rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)  
[julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)  
[www.durlings.co.uk](http://www.durlings.co.uk)

22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



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