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**The Old Ambulance Station • Crowborough Hill • Crowborough • East Sussex TN6 2SD**

**Office Building For Sale - 2125 sq ft on 0.13 acres**

Potential for change of use or residential redevelopment - stpp



## Location

Crowborough is in the Wealden District of East Sussex, situated on the edge of Ashdown Forest, and around 7 miles south-west of Tunbridge Wells and 35 miles (56 km) south of London.

The town is served by the A26 which provides direct access to the A21 (T), some 10 miles to the north, and intersecting with junction 5 of the M25, a further 14 miles to the north, and south to Lewes and Brighton. Gatwick is around 22 miles to the west.

The town's station, situated only a short distance from this property provides a regular service to London, via East Croydon.

## Description

A former ambulance station having since been converted into office space.

The building is detached and single storey with parking for at least 4 cars to the front.

The total site area is 0.13 acres.

## Floor Area

The net internal floor area is **2125 sq ft** (197.42 sq ft) and is arranged to provide a main office room, private offices, meeting room, kitchen and storeroom.

## Planning

We believe there is potential for a change of use of the building to other commercial activities, or conversion or redevelopment to residential.

Prospective purchasers are strongly advised to discuss their proposals directly with Wealden District Council's planning department.

## Tenure

Freehold

## Guide Price

£295,000

## Business Rates

Rateable Value is £15,500. Interested parties are advised to contact Wealden District Council directly to establish the rates payable. 01892 653311

## Viewings

Strictly by appointment, and accompanied, as there is a business currently in occupation,



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