



chartered surveyors  
and property consultants



**14-16A Albion Road • Tunbridge Wells • Kent TN1 2PF**  
**Office & Workshop Premises - For Sale - 2440 sq ft (226.65 sq m)**  
**Residential Development Opportunity – subject to planning**





chartered surveyors  
and property consultants

## 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 & 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. Albion Road is located just off the end of Camden Road an established retail district, and close to the town centre.

## Description

A self-contained office and workshop building arranged over two floors, and comprising office space, over the entire first floor, and a mix of light industrial workshop and storage with a self-contained meeting room /display area. There is secure yard / parking area directly to the front with two roller shutter loading doors.

## Floor Areas

Ground	sq m	sq ft
Loading area .	17.43	188
Parts store -	26.65	287
Office / Lab -	26.99	290
Office / Store -	20.17	217
Meeting Rooms / Kitchen -	40.70	438
First		
Reception -	13.29	143
Side Office -	16.98	183
Main Office -	64.44	694
Kitchenette / WC	not measured	
<b>Totals</b>	<b>226.65</b>	<b>2440</b>

## Proposed Development

Our client has prepared a sketch proposal to convert the existing space into 3 no. 1 bedroom apartments & 2 no. 2 bedroom apartments. This would be subject to the necessary local authority consent. Plans available on request.

## Tenure

Freehold . subject to vacant possession.

## Guide Price

Offers are sought in excess of £475,000

## Business Rates

Described as %Workshop and premises+with a rateable value of £13,000. Small Business Rates relief may be available with a reduction to the usual amount payable. Interested parties should make direct enquires to Tunbridge Wells Borough Council . 01892 526121

· **Subject to contract & vacant possession**

· **Subject to proof of finance**

Details amended . 02.01.18



## Land & Development

Contact Rupert Farrant  
or Julie Chalmers on

**01892 552 500**

rupert@durlings.co.uk  
julie.chalmers@durlings.co.uk  
www.durlings.co.uk

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

Disclaimer – see website – durlings.co.uk

