



chartered surveyors
and property consultants



The White House • 14a Commercial Road • Tunbridge Wells • Kent TN1 2RR
Office Building - 2463 sq ft (228.84 sq m) - with large car park – For Sale
Residential Development Potential

COMMERCIAL

Location

Commercial Road is in a town centre location, accessed off Camden Road, which links directly to the Royal Victoria Place shopping mall and the central shopping district of the town. The town's main line station is 0.7 miles distant providing direct services to London, with a travel time of around 50 minutes.

Description

The White House is a detached two storey building having been in office use for many years. To the rear of the property is a large car park with space to park at least 10 cars. The property is arranged as 4 individual office suites – 2 on each floor, with a small mezzanine office in the roof space with integral stairs from the front office. The property has a high level of specification and is ready for immediate occupation. Otherwise there is tremendous potential to convert the existing space to apartments, and there are plans available which propose conversion to 1 no. 2 bedroom duplex, and 3 no. 1 bedroom units. There may also be further scope to extend into the car park.

Floor Areas

We have calculated the property has the following net internal floor areas:

Ground Floor -

Front -	55.16 sq m	594 sq ft
Rear -	53.61 sq m	577 sq ft

First Floor (& mez.)

Front -	66.46 sq m	715 sq ft – (incl. mez.)
Rear -	53.61 sq m	577 sq ft

Total Floor Area

228.84 sq m 2463 sq ft

Tenure

Freehold – with vacant possession

Guide Price

£585,000

Business Rates

The property has the following rateable value assessments: -

Ground

Front (incl. 2 car spaces) - £6200

Rear (incl. 2 car spaces) - £6000

First

Front - £5900

Rear - £6100

Car Spaces – 1-6

£2100

Viewing Arrangements

By appointment through the sole agent's office.

Durlings

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Subject to contract

Proof of finance will be required to accompany any offer.

Details prepared – 29.06.20



