



chartered surveyors
and property consultants



Tunnel House • Station Road • Durgates • Wadhurst • East Sussex • TN5 6DF
Office Building – FOR SALE - 2000 sq ft approx. - with large car park to the rear
Residential Development Opportunity (subject to planning) or Owner Occupation



chartered surveyors
and property consultants

Location

Wadhurst is a village situated approximately 5 miles South East from Tunbridge Wells. The train station is only 0.8 miles distant and has a direct service to London with a travel time of around 1 hour. The property is directly fronting the B2099, which leads directly to Wadhurst High Street.

Description

A period two storey office building with a large rear car access off Jonas Lane.

The office has gas central heating, carpeted, and fully cabled and generally ready for occupation.

On the ground floor there is large front to back office, a separate meeting room, a large kitchen and access to basement storage.

On the first floor there are three principal office areas.

There is a WC on the ground floor and two more on the first floor.

The adjoining property is also within our client's ownership, comprising 2 no. 1 bedroom flats, and may also be available by separate negotiation.

Planning Potential

We feel the exiting building lends itself to conversion to either a pair of houses, or a number of apartments, with extensions to the rear. Also, we feel there may be potential for further development in the car park.

All is subject to the usual consents from the local authority

Floor Area

There is a net internal area of approximately **1400 sq ft** (130 sq m) – excluding the basement area.

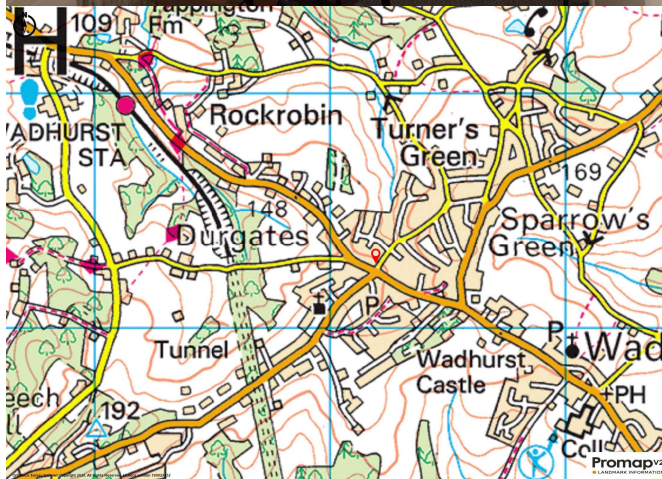
We have estimated the gross internal area to be approximately **2000 sq ft** (185 sq m).

The overall site area is approximately 0.1 acres (0.043 ha)

Floor plans are available on our website.

Proposal

Our clients are seeking either conditional or unconditional offers for the freehold interest with vacant possession.



COMMERCIAL

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



RICS

The mark of
property professionalism worldwide

Disclaimer: - See website – durlings.co.uk

12.05.20