
FOR SALE

**Priplan House, 11-12 Crescent Road
Royal Tunbridge Wells TN1 2LU**

**Town Centre Freehold with Vacant
Possession.**

**16,406 Sq Ft
(1,524 Sq M)**

Priplan House, 11-12 Crescent Road, Royal Tunbridge Wells TN1 2LU

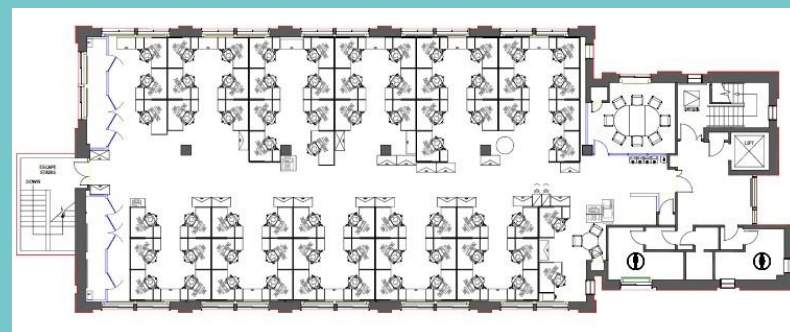
DESCRIPTION

An excellent opportunity to purchase a prime building/site in the centre of Royal Tunbridge Wells which currently has B1 Office Use attached to it however the building could be suitable for Alternative Uses (STPP).

The property is of 1980s construction; concrete frame with brick elevations and split over 4 floors with 11 car parking spaces in total. The upper floors are largely open plan with the ground floor previously used as a series of meeting rooms.

The building and car park sits on a site measuring 0.346 acres.

- ✓ **16,406 SQ FT of Grade B Office Accommodation**
- ✓ **Extremely well located within the Town Centre**
- ✓ **Building Suitable for Alternative Uses (STPP)**
- ✓ **Efficient, rectangular & almost identical floor plates**
- ✓ **Multiple retail amenities nearby**
- ✓ **Public multi-storey car park to the rear**
- ✓ **Existing structure provides potential development opportunity on flat roof.**
- ✓ **Site Area of 0.346 acres**



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	4,101	381
First Floor	4,101	381
Second Floor	4,102	381
Third Floor	4,102	381
Total	16,406	1,524

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Priplan House, 11-12 Crescent Road £178,000. For more information: Valuation Office Agency website www.voa.gov.uk

TERMS

Freehold of the building known as Priplan House and the wider site including the car park shown on the site plan edged in red. Offers in excess of £2,460,000 (£150 per sq ft).



Multistorey Car Park

Assembly Hall

Police Station

9 to 10

Calverley Terrace

Priplan House

EI Sub Sta

Posts

115.1m



13

17

21

117.7m

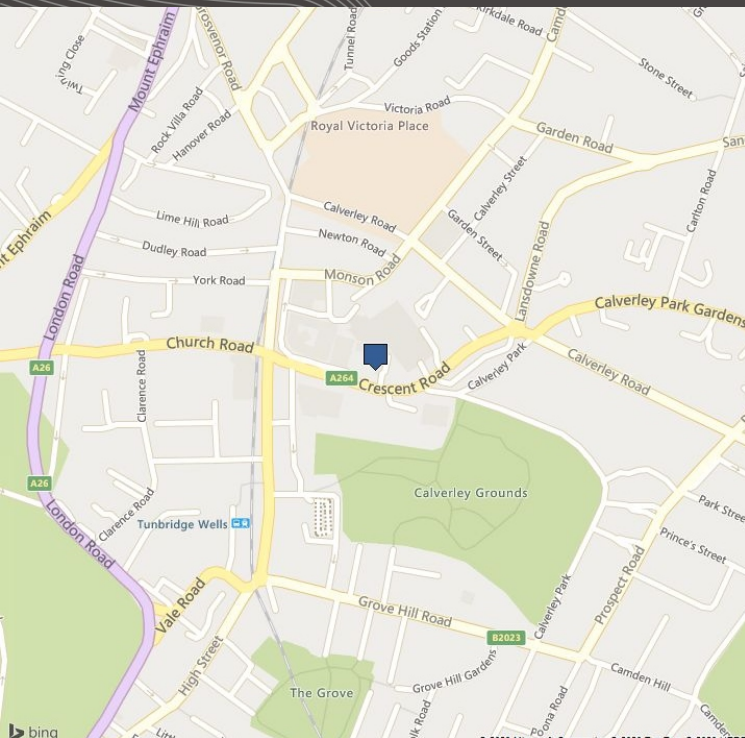


CRESCENT ROAD

Victoria Lodge

Phillips House

Priplan House, 11-12 Crescent Road, Royal Tunbridge Wells TN1 2LU



LOCATION

Priplan House sits in a prime Town Centre location on Crescent Road within easy walking distance of Tunbridge Wells Station, all the retail amenities on Mount Pleasant Road and nearby regional shopping centre; Royal Victoria Place.

Tunbridge Wells is an affluent M25 town on the Kent/Surrey/Sussex border and 16 miles from the South-East quadrant of the M25 (J5).



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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