



Crescent Court

11-12 CRESCENT ROAD
ROYAL TUNBRIDGE WELLS TN1 2LU

TO LET / MAY SELL

2,107-16,940 SQ FT

**REFURBISHED, SUSTAINABLE OFFICES, SUITABLE
FOR A RANGE OF CLASS E USES**

CRESCENTCOURT.CO.UK



Grade A offices tailored for the here and now



Unique, recently transformed, inspiring building



Business accommodation carefully crafted to meet the requirements of modern occupiers



Located in the heart of the charming Kent town of Tunbridge Wells



Open plan, easily fitted out rectangular floor plates



Approximately 5 minute walk from the town's main train station



Ample parking provided with the building



Crescent Road public car park situated immediately behind the property



Carbon neutral building



EPC rating B

A substantially refurbished building providing contemporary, sustainable office space in the heart of the Kent town of Tunbridge Wells.





LOCATION

The property is located in the heart of Tunbridge Wells town centre on Crescent Road. Town centre local shops and amenities are all within easy walking distance, as well as Tunbridge Wells' main train station.

RAIL TRAVEL TIMES

Approximate travel times from Tunbridge Wells Train Station:

- 9 MINS to Tonbridge
- 19 MINS to Sevenoaks
- 44 MINS to London Bridge
- 50 MINS to London Waterloo
- 51 MINS to Ashford International
- 55 MINS to London Charing Cross

2 mins
The Pantiles – stores, bars & eateries

Restaurants, cafés and bars

High Street

 Tunbridge Wells Train Station

Hotel du Vin


Crescent Court

Calverley Park



[CLICK HERE TO VIEW INDICATIVE FLOOR LAYOUT PLANS](#)



AVAILABILITY

Floor	SQ FT	SQ M
Ground	4,139	386
1st	4,267	396
2nd	4,267	396
3rd	4,267	396
TOTAL	16,940	1,574

Measured on a NIA basis.

TERMS

Rents from £28.50 per sq ft.
 Consideration given to floor splits.
 Further terms on application.

SERVICE CHARGE

Low service charge at £5.50 per sq ft (2024).





SPECIFICATION



Exposed ceilings



LED lighting



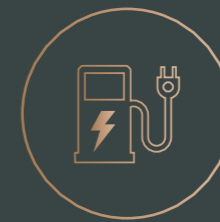
VRV/VRF
air conditioning



Lift servicing
all floors



Shower facilities
on each floor



Onsite EV car
charging points



Ability to provide
a ratio of up to
1:400 sq ft

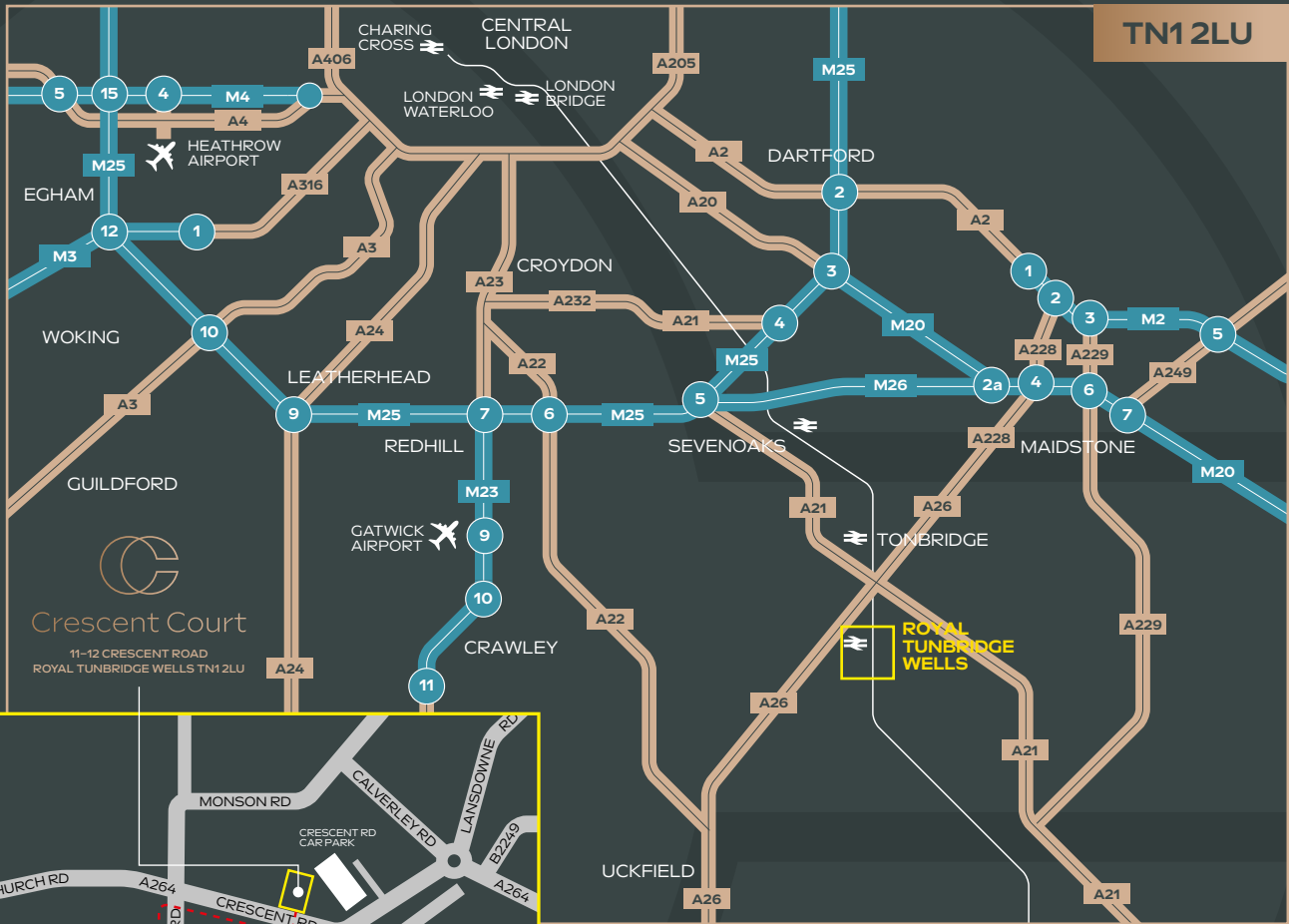




Hotel du Vin



Calverley Park



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VIEWINGS

All viewings to be arranged via the joint agents:

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