



# 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**

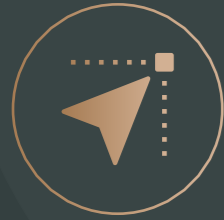
**CRESCENTCOURT.CO.UK**



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

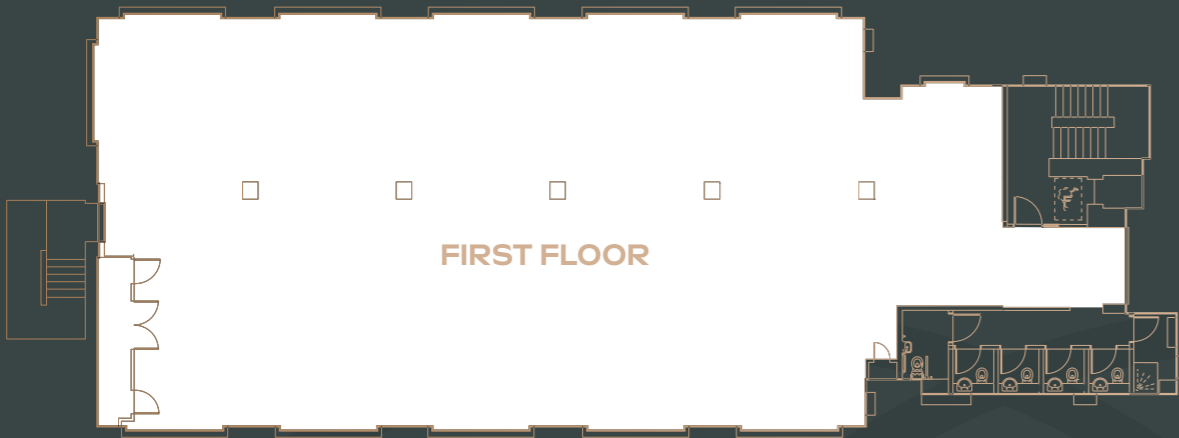
Hotel du Vin

  
Crescent Court

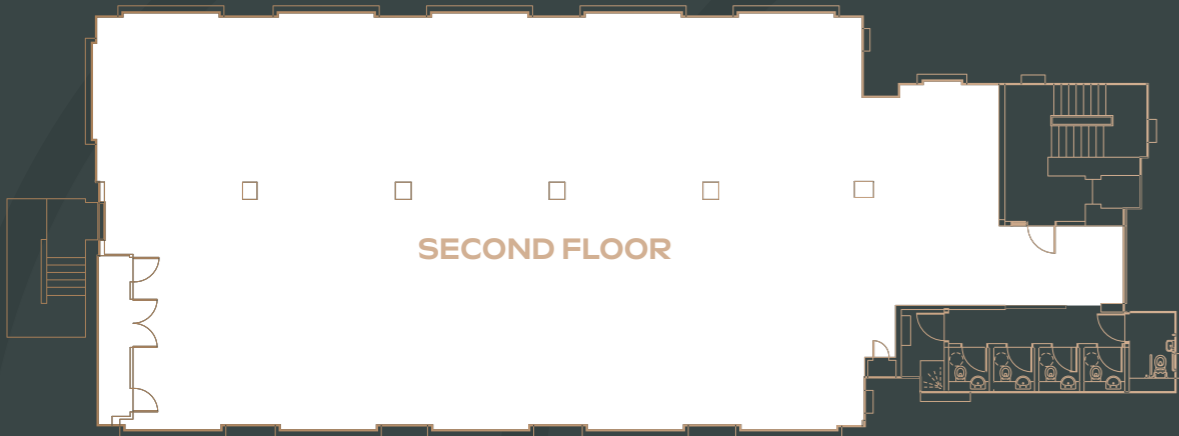
Calverley Park



GROUND FLOOR



FIRST FLOOR



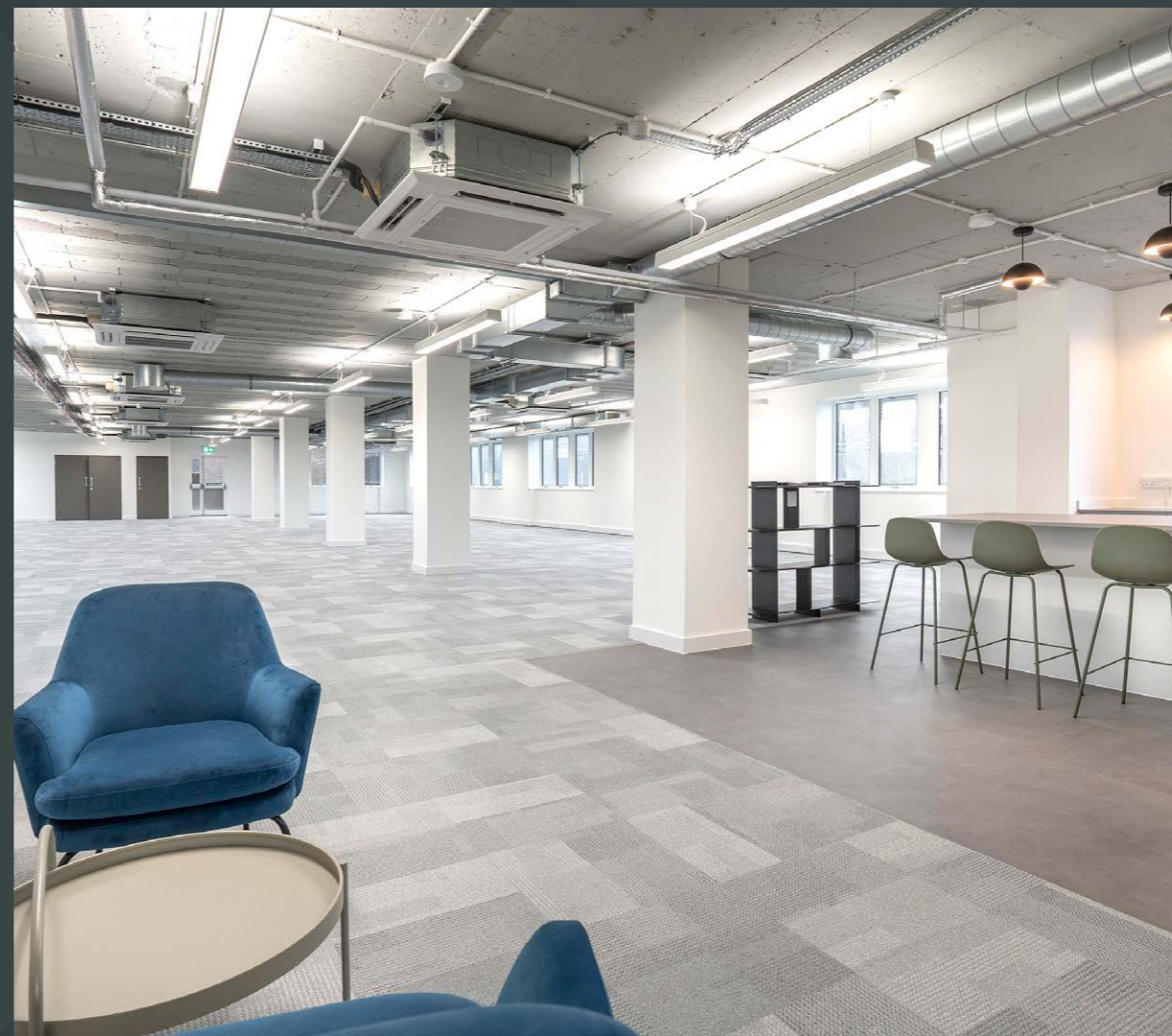
SECOND FLOOR



THIRD FLOOR



[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
<b>TOTAL</b>	<b>16,940</b>	<b>1,574</b>

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



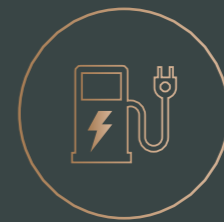
VRV/VRF  
air conditioning



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

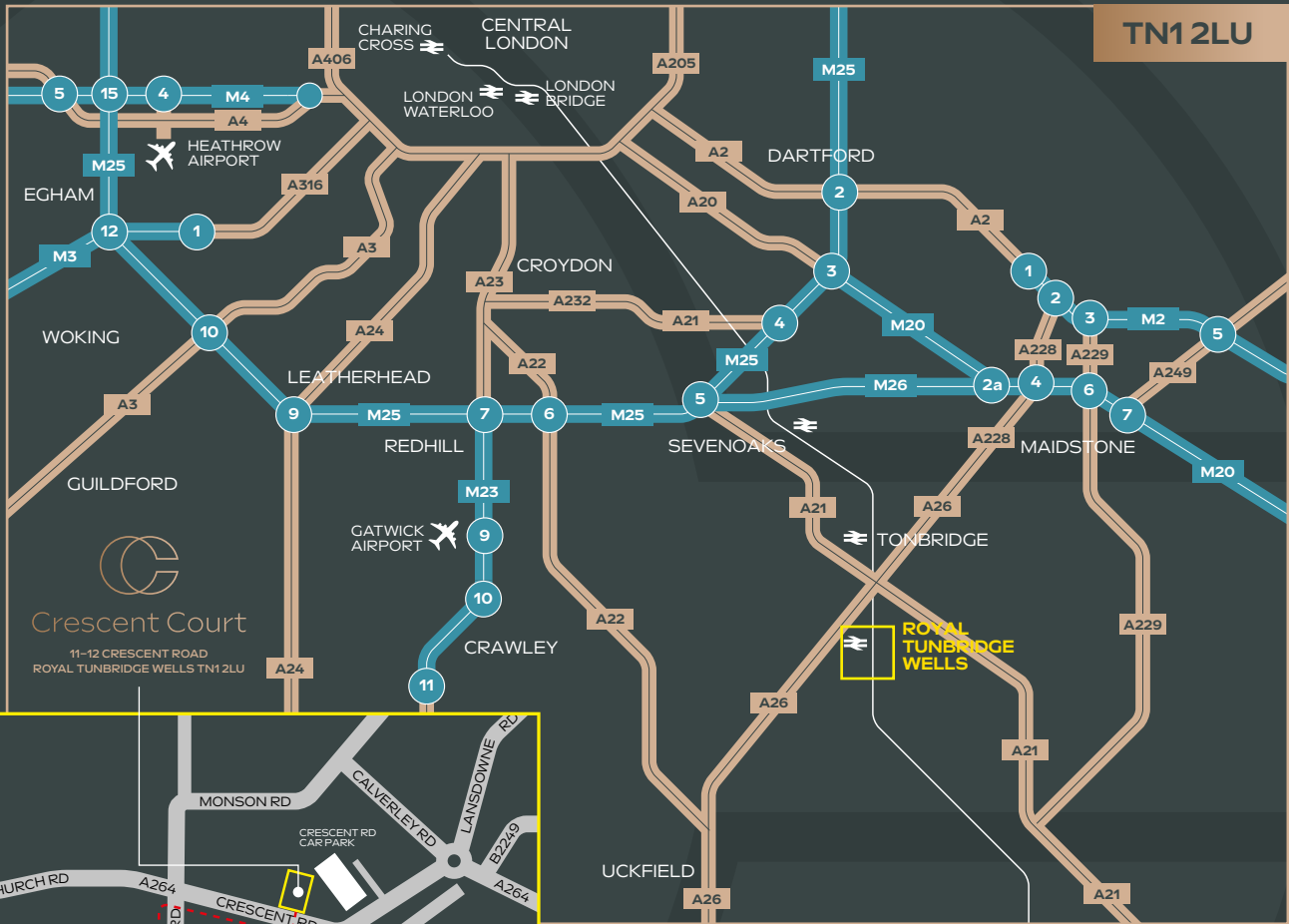




Hotel du Vin



Calverley Park



**CRESCENTCOURT.CO.UK**

**VIEWINGS**

All viewings to be arranged via the joint agents:

**SHW** SHW.CO.UK  
**020 3763 7575**

**Thomas Tarn**  
 07943 579 296  
 ttarn@shw.co.uk

**James Clement**  
 07961 231 286  
 jclement@shw.co.uk

**Hurst Warne**  
**01732 243010**

**Will Gelder**  
 07917 569111  
 will.gelder@hurstwarne.co.uk

**Thomas Boon**  
 07879 864647  
 thomas.boon@hurstwarne.co.uk

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice.  
 April 2024.

