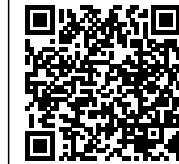




OFFICE BUILDING WITH DEVELOPMENT POTENTIAL S.T.P.P.

Posted on 30th June 2026



Categories: [FOR SALE](#), [OFFICES](#)

Address

134 London Road
Southborough
Tunbridge Wells
Kent
TN4 0PL

Area

3,068 SQ.FT. APPROX. PLUS OUTBUILDING

Main Features

- Freehold with vacant possession
- Possible Office, Education or Medical Use
- Detached Victorian Building
- Potential for Conversion to Residential



Description

A Victorian detached office building, with large rear garden, arranged over 4 floors.

Suitable for continued use as professional offices, otherwise educational, leisure or medical uses.

Alternatively potential for conversion to residential use along with further development to the rear, subject to obtaining the necessary consents.

Location

Tunbridge Wells is located approximately 40 miles to the southeast of central London and approximately 16 miles to the south of the M25 (junction 5). It has a population of approximately 56,000.

The Tunbridge Wells Borough Council district has a population of approximately 110,000.

Southborough is a suburb extending to the north of the town centre.

This property is situated on the western side of the (A26) London Road, close to the junction with Yew Tree Road and approximately 2.1 miles north of the centre of Tunbridge Wells town centre.

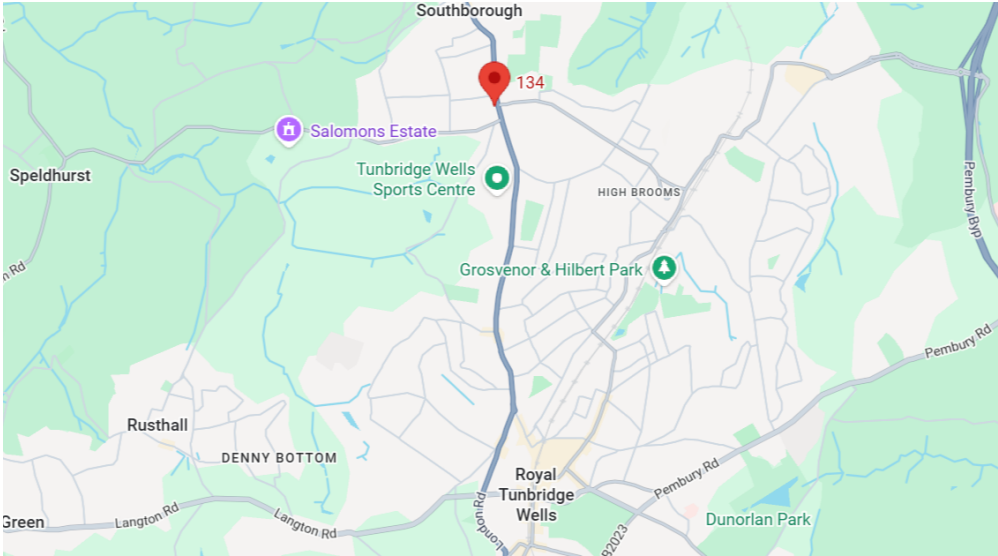
London Road comprises an important arterial route to the town centre with access to the dual carriageway A21 approximately 1.5 miles north, with junction 5 of the M25 being a further 12 miles to the north.

Occupiers on the (A26) London Road consist of a variety of largely independent retailers, arranged in a series of 'neighbourhood parade' configurations and there are also major roadside operators including Tesco Express, Majestic Wines and Marks & Spencer / BP Connect.

The immediate area is well served with 'neighbourhood parades' and surrounded predominately by high density Victorian terraced housing.

The new Southborough Hub is close by which comprises a new mixed development incorporating Southborough's new library, theatre, a medical centre, chemist, Town Council offices and other new retail units.

There is a public car park opposite the property, accessed off Yew Tree Road, with 78 spaces and the first 2 hours being free.



Latitude = 51.156385832492234

Longitude = 0.25954862984648397

Accommodation

With approximate gross internal floor areas:-

	Sq.Ft.
Lower Ground	922
Ground Floor	931
First Floor	961
Second / Roof Space	254
Total Building Floor Area	3068
Outbuilding	389

Details

TENURE

Freehold with vacant possession.

GUIDE PRICE

£575,000

ANTI MONEY LAUNDERING

To comply with the Money Laundering Regulations 2017, it is legally required to verify the identity of all tenants. We will require photographic identification and proof of address for all individuals involved.

BUSINESS RATES

Rateable value £13,750. The property may qualify for partial rates relief.

EPC

Band E.

PLANNING HISTORY

In 2007 there was consent to construct a two storey extension providing further office space

– approximately 1420 sq ft – ref – 07/02594/FULL

– this consent was renewed in 2010 – ref: 10/02949/FUL

In 2014 Prior Approval was allowed for the change of use of the building from office (B1) to 4 no. self contained flats (2 no. 2 bed maisonettes and 2 no. 1 bedrooms) – ref: 14/503118/PNJCLA

In 2016 consent was granted to demolish the outbuilding and construct a new 2-bedroom chalet style bungalow – ref: 16/500145/FULL

London Road, Southborough

VIEWING

By prior appointment with the sole agents: Salisbury & Co. – Tel: 01732 463 205

Neil Salisbury | Email: neil@salisburyand.co

Lime Tree Work Shop, 11 Lime Tree Walk, Sevenoaks, Kent, TN13 1YH

IMPORTANT NOTICE

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Salisbury & Co. Ltd nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Salisbury & Co. is the trading name of Salisbury & Co. Ltd. Registered in England Company No. 05291959. Registered Office: 2 Lakeview Stables Lower St. Clere, Kemsing, Sevenoaks, Kent, England, TN15 6NL.