



Shadwell House, TN4 8TW

Guide Price £385,000

Property Type: Commercial Office

For Sale via Modern Method of Auction

An excellent opportunity to acquire Shadwell House, a well-presented and generously proportioned two-storey commercial building extending to approximately 2,188 sq ft (203 sq m). The property is complemented by a private car park, offering valuable off-street parking. Situated in a convenient and accessible location, the property is currently occupied by a long-standing tenant whose lease has expired. The tenant is keen to remain and has expressed willingness to enter into a new 10-year lease. However, the vendor, due to personal circumstances, is not in a position to commit to a new term and is offering the property with vacant possession. To facilitate this, a buyout arrangement has been agreed with the tenant for the sum of £44,000, equivalent to two years' council tax (£22,000 per annum). This cost is in addition to the purchase price and would enable a clean break should the buyer wish to occupy or re-let.

Ground Floor – Approx. 99 sq m / 1,062 sq ft

Office: 6.23m x 5.34m (20'5" x 17'6")
Office: 4.55m x 2.78m (14'11" x 9'1")
Office: 4.52m x 3.63m (14'10" x 11'11")
Office: 3.21m x 7.71m (10'6" x 25'4")
Kitchen: 1.66m x 2.19m (5'5" x 7'2")
WC: 1.70m x 1.15m (5'7" x 3'9")

Multiple hallways and entrances

First Floor – Approx. 105 sq m / 1,127 sq ft

Office: 6.65m x 5.53m (21'10" x 18'2")
Office: 3.99m x 4.32m (13'1" x 14'2")
Office: 3.17m x 4.74m (10'5" x 15'7")
Office: 3.91m x 5.86m (10'6" x 19'3")
Office: 3.94m x 3.58m (12'11" x 11'9")
Kitchenette: 1.43m x 1.80m (4'8" x 5'11")

Tenure:

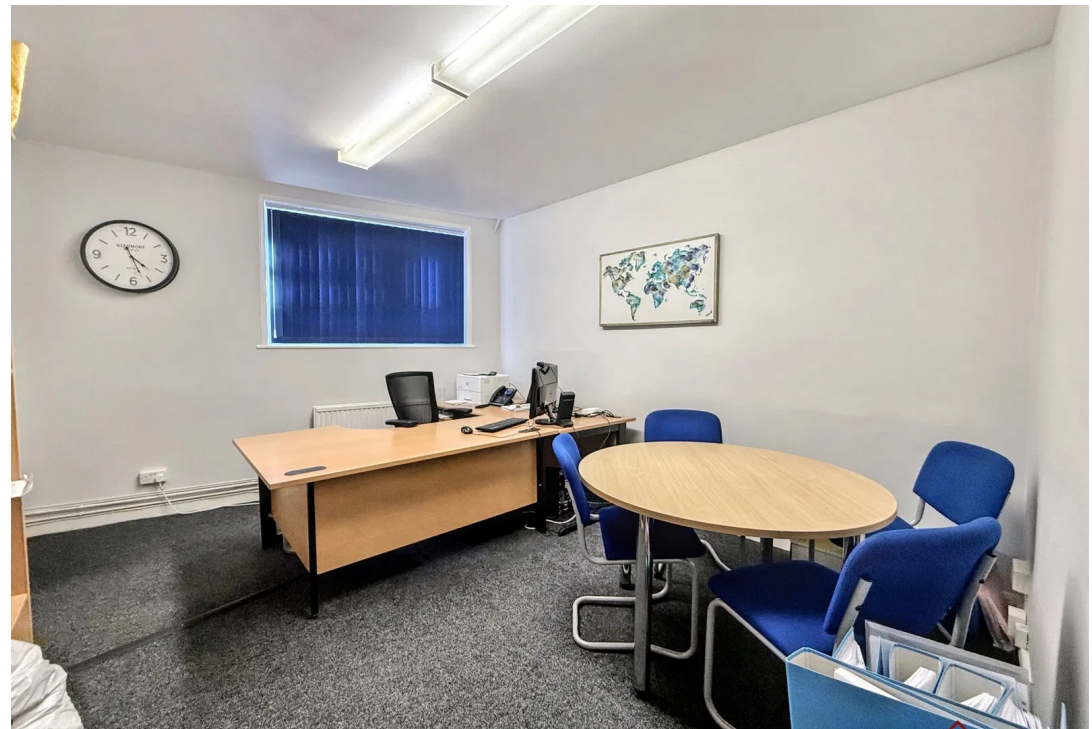
Freehold – offered with vacant possession, subject to agreed tenant exit terms.

Parking:

Private car park included, providing off-street parking for staff or clients.

Vendor's Note:

A rare opportunity to acquire a proven commercial asset: long-standing tenant in place, flexible options for occupation or future leasing.









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Visit our website
www.KMJProperty.co.uk

Mobile Number
01892 515188

Social Media
@KMJProperty

Email Address
Sales@KMJProperty.co.uk



1 High Street, Tunbridge Wells, Kent, United Kingdom, TN4 8RL
5 Hartfield Road, Forest Row, United Kingdom, RH18 5DN
London Road, Crowborough, United Kingdom, TN6 2TT



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