

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

**OXFORD HOUSE
15/17 Mount Ephraim Road
TUNBRIDGE WELLS**

*** NEW LEASE AVAILABLE ***



1500 sq.ft. SECOND FLOOR OFFICE SUITE

£30,000pax

Passenger lift to all floors

Good Condition

Fully Carpeted

2 car parking spaces

WC Facilities

Further information from: SHANE RAGGETT 01892 512422
shane.raggett@broadlands.co.uk

52 High Street, Tunbridge Wells, Kent, TN1 1XF

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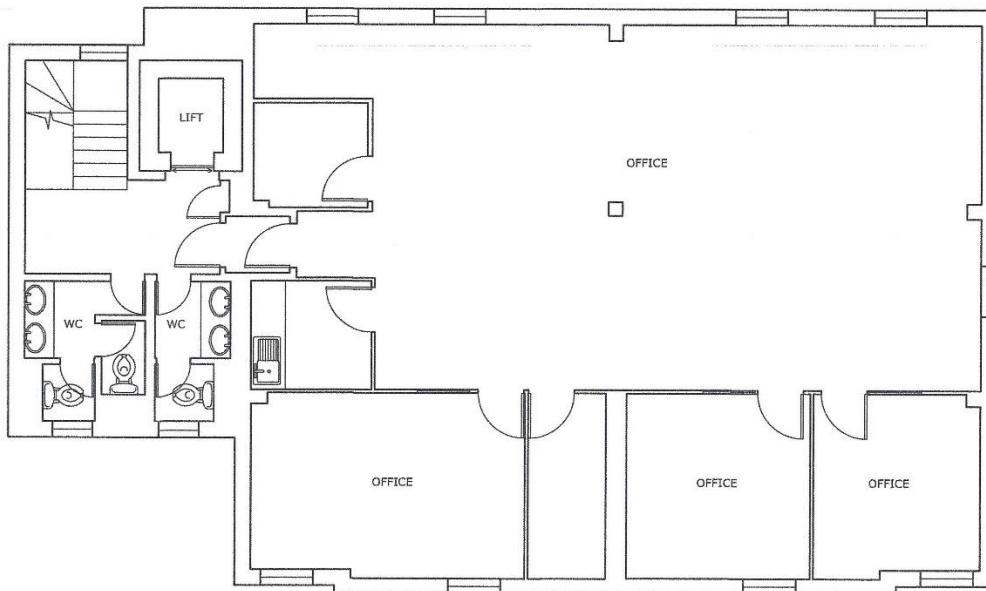
Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Broadlands has any authority to make or give any representation or warranty whatever in relation to this property. Rents, prices or any other charges quoted are exclusive of VAT unless stated to the contrary.

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Second Floor



Trueplan (UK) Ltd
Bank Chambers
36 Mount Pleasant Road
Tunbridge Wells
Kent TN1 1RB

Oxford House
15-17 Mount Ephraim Road
Tunbridge Wells
Kent TN1 1EN

Scale 1:100 @A4
Drawing no: 45270-2
Drawn on: 26/02/2021
Revision 0

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15/03/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

OXFORD HOUSE 15-17 MOUNT EPHRAIM ROAD ROYAL TUNBRIDGE WELLS ROYAL TUNBRIDGE WELLS Information not provided by the user TN1 1EN	Energy rating D
Valid until 11 March 2031	Certificate number 9380-4400-3586-9213-8133

Property type

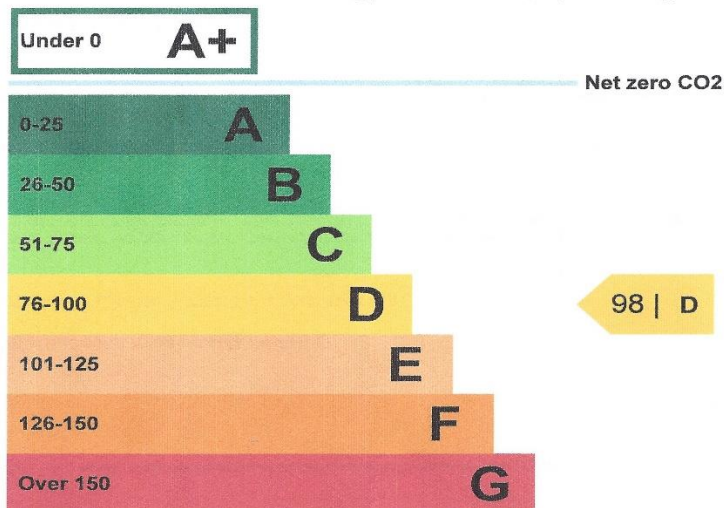
B1 Offices and Workshop businesses

Total floor area

135 square metres

15/03/2021

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Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

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