BROADLANDS
Commercial Property Agents
01892 512422
www.broadlands.co.uk

EXCELLENT OFFICE SPACE
TO LET
4 Mount Ephraim Road
Tunbridge Wells
TN1 1EE

TOWN CENTRE OFFICE SPACE

TO LET

GROUND & LOWER GROUND FLOORS

4 ON SITE PARKING SPACES

** 1885 sq.ft **

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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LOCATION: Tunbridge Wells is located approximately 40 miles south east of London and has a regular rail service to London with a shortest rail journey time of 55 minutes to London Charing Cross. The property is located in the central business district in the heart of the town centre close to the Royal Victoria Shopping Centre.

DESCRIPTION & ACCOMMODATION: 4 Mount Ephraim Road is a well presented office building with regency style façade and arranged over four floors. The available accommodation is as below;:

Ground Floor	**890sq.ft.**
Lower Ground Floor	**995sq.ft**
Total Net Area	**1885 SQ.FT. [CAN BE DIVIDED]**

AMENITIES:

- Air Conditioning & Central Heating
- Fully Carpeted
- 4 Car Parking Spaces
- Male and Female WC Facilities
- Kitchen Facilities

LEASE: The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT: £42,000pax Rent and Service charge to be paid quarterly in advance by Standing Order.

LEGAL COSTS: Each party to be responsible for their own legal costs.

RATES: Prospective occupiers should contact Tunbridge Wells Borough Council on: - 01892 526121 for further information. We are informed that from 1st April 2026 the Rateable Value is £41,500.

EPC: Current Energy Performance Certificate attached.

VIEWING: Strictly by appointment through the joint agents **BROADLANDS COMMERCIAL PROPERTY AGENTS [TW] Ltd**

SHANE RAGGETT 07775 916743
shane.raggett@broadlands.co.uk

Or Darrell Barber@ Bracketts 01892 533733
darrell@bracketts.co.uk

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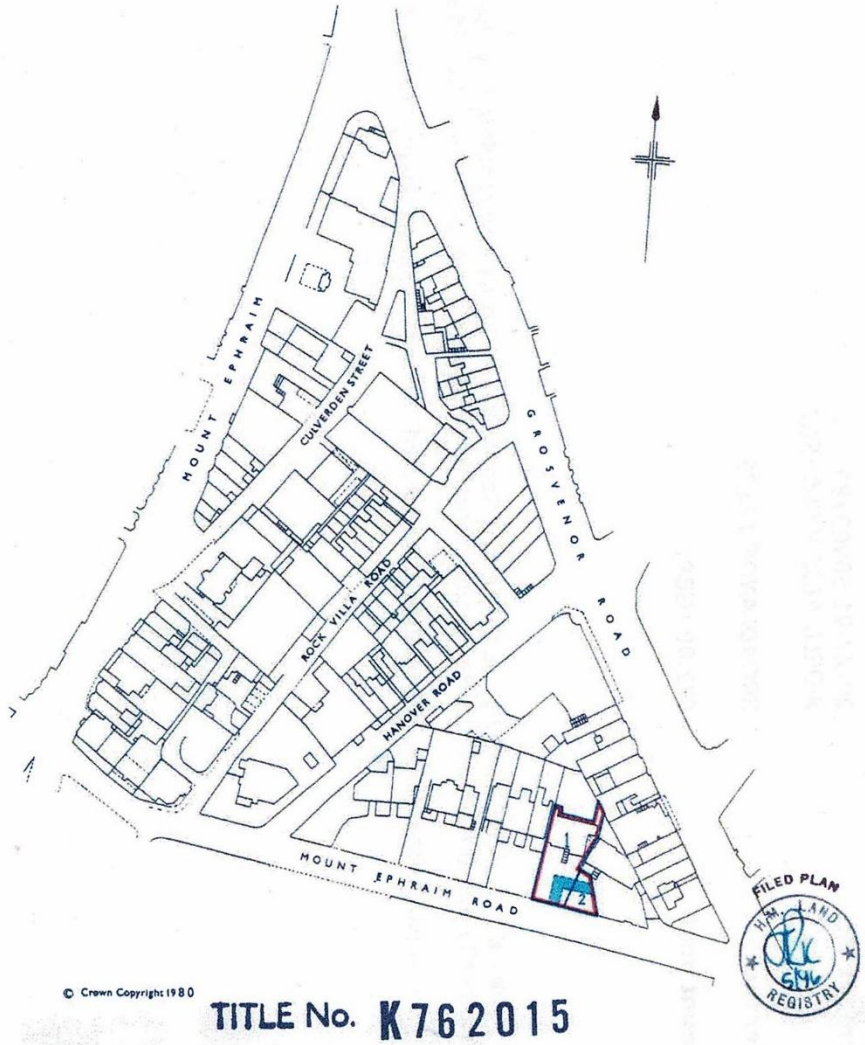
H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 5839 SECTION B

KENT

Scale 1/1250

TUNBRIDGE WELLS DISTRICT



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TITLE No. K762015

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It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Nottingham Office..
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Energy Performance Certificate

HM Government

Non-Domestic Building

4 Mount Ephraim Road
TUNBRIDGE WELLS
TN1 1EE

Certificate Reference Number:
0990-0338-9049-0591-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO_2 emissions

A 0-25

B 26-50

C 51-75

D 76-100

97 **This is how energy efficient the building is.**

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m^2):	452
Assessment Level:	3
Building emission rate ($kgCO_2/m^2$ per year):	67.69
Primary energy use (kWh/m^2 per year):	396.39

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

90 If typical of the existing stock

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