

# BROADLANDS

Commercial Property Agents

## 01892 512422

[www.broadlands.co.uk](http://www.broadlands.co.uk)

TO LET

SECOND FLOOR OFFICE SUITE

MODERN OFFICE BUILDING



**188 HIGH STREET, TONBRIDGE, KENT TN9 1BE**

**Location:** The offices occupy a prominent position at the northern end of the High Street, close to Bordyke. The property is in the main commercial and professional area of the town which includes a mixture of banks, solicitors and retail users. Junction 5 of the M25 motorway is within 8 miles via the A21. Tonbridge mainline station and all shopping facilities are within ½ mile.

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

Commercial Property Agents

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.

# BROADLANDS

Commercial Property Agents

**01892 512422**

**[www.broadlands.co.uk](http://www.broadlands.co.uk)**

The property is of brick construction under a tiled roof and is arranged over Ground, First and Second floors and is in good decorative order throughout. The floor areas are as below:

Ground Floor	<b>816 sq ft LET</b>
First Floor	<b>864 sq ft LET</b>
Second Floor	<b>659 sq ft AVAILABLE</b>

**Amenities:**

- ◆ Open plan offices
- ◆ Fully carpeted
- ◆ 2 car parking spaces
- ◆ Gas central heating
- ◆ Male & female WC facilities

**Lease:**

A new full repairing and insuring lease is available for a term to be agreed subject to upward only rent reviews.

**Rent:**

**£14,500** per annum exclusive to be paid quarterly in advance by standing order.

**VAT:**

VAT is applicable on all payments under the lease.

**Rates:**

.We have been informed by Tonbridge & Malling Council that the current rateable value of the second floor as at 1<sup>st</sup> April 2023 is £6700. The prospective tenant should make and rely on their own enquiries on. 01732 844522

**Legal Costs:**

Each party to be responsible for their own legal costs.

**Viewing & Further Information:**

**SHANE RAGGETT 07775 916743**  
[shane.raggett@broadlands.co.uk](mailto:shane.raggett@broadlands.co.uk)

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

**Commercial Property Agents**

# BROADLANDS

Commercial Property Agents

## 01892 512422

[www.broadlands.co.uk](http://www.broadlands.co.uk)



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

Commercial Property Agents

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.

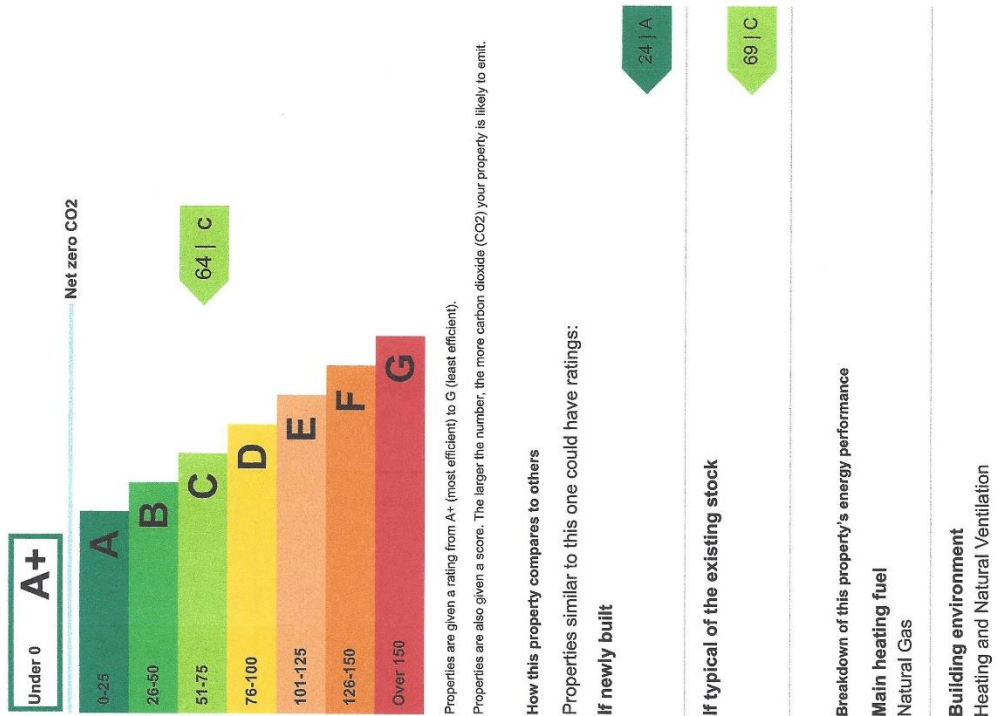


# BROADLANDS

Commercial Property Agents

## 01892 512422

[www.broadlands.co.uk](http://www.broadlands.co.uk)



**How this property compares to others**

Properties similar to this one could have ratings:

**If newly built**

24 | A

**If typical of the existing stock**

69 | C

**Breakdown of this property's energy performance**

**Main heating fuel**

Natural Gas

**Building environment**

Heating and Natural Ventilation

## Energy performance certificate (EPC)

188 HIGH STREET TUNBRIDGE TN9 7BE	Energy rating <b>C</b>
Valid until 24 January 2031	Certificate number 0995-1206-3309-9655-2004

**Property type**

B1 Offices and Workshop businesses

**Total floor area**

293 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read guidance for landlords on the regulations and exemptions [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/924018/Statutory-Instrument-Private-Residential-Property-Minimum-Standard-1\\_Landlord-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/924018/Statutory-Instrument-Private-Residential-Property-Minimum-Standard-1_Landlord-Guidance.pdf).

**Energy efficiency rating for this property**

This property's current energy rating is C.

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

Commercial Property Agents

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.