

**BROADLANDS**

Commercial Property Agents

**01892 512422**

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

**Eridge House Linden Close The Pantiles Tunbridge Wells TN4 8HH**



**SELF CONTAINED OFFICE BUILDING**

**3196sq.ft**

**RARELY AVAILABLE**

**TO LET ON NEW FRI LEASE**

**10 on site car parking spaces [possibly more available under separate licence]**

**Fully Carpeted.**

**Open plan and individual offices.**

**Male and Female WC facilities.**

**Good Decorative Order**

**£75,000per annum exclusive.**

**Further information from: SHANE RAGGETT 01892 512422**

[shane.raggett@broadlands.co.uk](mailto:shane.raggett@broadlands.co.uk)

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

**Commercial Property Agents**

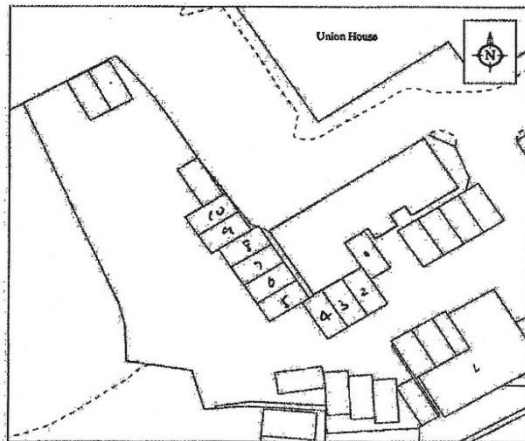
Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, 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.

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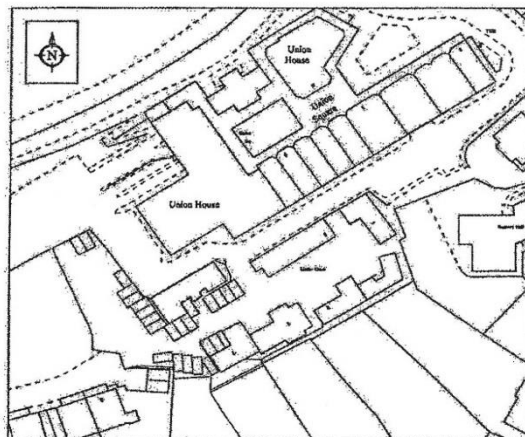
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Scale 1:500



Location plan Scale 1:1250



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

1 Linden Close, Tunbridge Wells,  
Kent, TN4 8HH

Drawing no: 11482/1521  
Drawn on: 03/10/2011  
Revision 0

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

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## Energy Performance Certificate

Non-Domestic Building



Eridge House  
Linden Close  
TUNBRIDGE WELLS  
TN4 8HH

Certificate Reference Number:  
0991-0486-4030-7000-2603

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 59

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 335  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 41.13

### Benchmarks

Buildings similar to this one could have ratings as follows:

25

If newly built

74

If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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