

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

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

*** LOWER GROUND FLOOR OFFICE SUITE***

RENT £8700pax



OFFICE 3 306 sq.ft NEW LEASE AVAILABLE

**Lift
Communal Kitchen
Fully Carpeted
LED Lighting
WC Facilities
Service Charge £825 Quarterly [calculated each year.]
Rateable Value £3450**

Further information from: SHANE RAGGETT 07775 916743
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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Energy Performance Certificate

HM Government

Non-Domestic Building

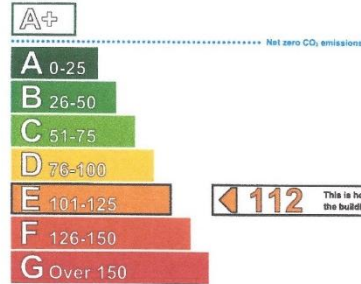
LOWER GROUND FLOOR
Oxford House
15-17 Mount Ephraim Road
TUNBRIDGE WELLS
TN1 1EN

Certificate Reference Number:
0442-0932-5859-5224-1002

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



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 195
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 68.38
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

33	If newly built
89	If typical of the existing stock

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