

# BROADLANDS

Commercial Property Agents

## 01892 512422

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

### TUNBRIDGE WELLS 1 LONSDALE GARDENS LOWER GROUND & GROUND FLOOR OFFICE SUITES



**661 SQ FT APPROX**

- **Rent & Service Charge £21,000pa** [VAT applicable]
- **2 CAR PARKING SPACES**
- **PASSENGER LIFT**
- **LED LIGHTING**
- **GAS CENTRAL HEATING**
- **SHARED KITCHEN & WC FACILITIES**

**Further information from: SHANE RAGGETT 01892 512422**  
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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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### Energy Performance Certificate

Non-Domestic Building



Starnes Plc  
1 Lonsdale Gardens  
TUNBRIDGE WELLS  
TN1 1NU

Certificate Reference Number:

0405-2666-4130-6400-4103

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

D 76-100

◀ 82

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: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 430  
Building complexity (NOS level): 3

#### Benchmarks

Buildings similar to this one could have ratings as follows:

34 → If newly built

66 → If typical of the existing stock

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