

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

**FIRST FLOOR ACCOMMODATION
SUITABLE FOR A VARIETY OF USES
SUCH AS OFFICES/STORAGE/GYM/FITNESS/PILATES STUDIO
NURSERY/CRECHE**

120 LONDON ROAD SOUTHBOROUGH TN4 0PN



- **FIRST FLOOR SPACE 2000sq.ft approx.:**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING**
- **FLEXIBLE LEASE TERMS TO BE AGREED**
- **RENT ON APPLICATION**

Further information from: SHANE RAGGETT 07775 916743

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.

BROADLANDS

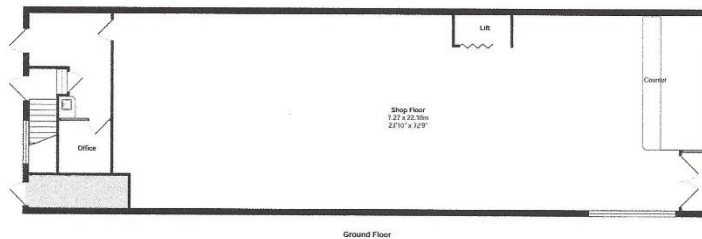
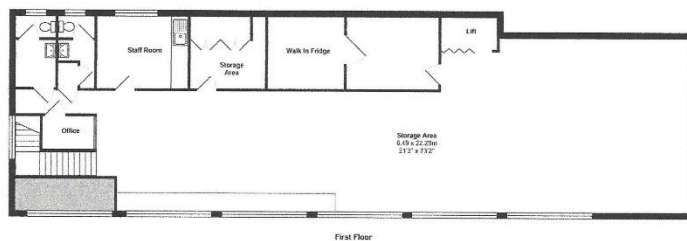
Commercial Property Agents

01892 512422

www.broadlands.co.uk

120 London Road, Southborough, Tunbridge Wells. TN4 0PN

Total Approx Floor Area 362.7 sq m / 3904 sq ft



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GreenFish
Consulting

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

Energy Performance Certificate

Non-Domestic Building

 HM Government

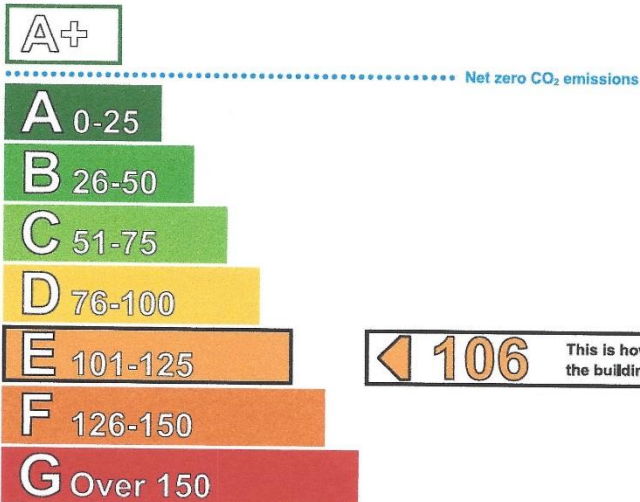
120 London Road
Southborough
TUNBRIDGE WELLS
TN4 0PN

Certificate Reference Number:
0796-2494-5930-5200-7803

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:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	352
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	122.15
Primary energy use (kWh/m ² per year):	722.53

Benchmarks

Buildings similar to this one could have ratings as follows:

24	If newly built
70	If typical of the existing stock

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.