

**BROADLANDS**

Commercial Property Agents

**01892 512422**

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

**3 CALVERLEY STREET - TUNBRIDGE WELLS TN1 2BZ**  
**2104 sq ft**



**SELF-CONTAINED OFFICE BUILDING**  
**TO LET OR FOR SALE.**

**Location:**

Royal Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of Central London and 30 miles north east of Brighton. The town offers excellent road links with the M25 being easily accessible via the A21. The subject property is located on Calverley Street in the heart of the town within close proximity of the Royal Victoria Place Shopping Centre. Tunbridge Wells railway station is located within walking distance and provides direct and frequent access to London in under 50 minutes.

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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**Accommodation:** The building is arranged over ground, first and second floors as below.

Ground Floor	77.57 sq m	835 sq ft
First Floor	68.20 sq m	734 sq ft
Second Floor	<u>49.70 sq m</u>	<u>535 sq ft</u>
	195.47 sq m	2,104 sq ft

**Amenities:-**

- Gas fired Central Heating
- Fully carpeted
- WC/Kitchen Facilities
- Town Centre Location

**Lease:** Available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively the freehold interest is available at a price of **£595,000** subject to contract and vacant possession.

**Rent:** **£42,000** per annum exclusive.

**VAT:** Please note the property is not elected for VAT.

**Rates:** We have been verbally informed that the rateable value is £24,500  
Prospective occupiers should make their own enquiries to TWBC to verify this information on 01892 526121

**EPC:** A current EPC is attached .

**Legal Costs:** Each party to be responsible for their own legal costs.

**Contact:** For further information or to arrange an inspection of the property please contact:-

SHANE RAGGETT 01892 512422  
[shane.raggett@broadlands.co.uk](mailto:shane.raggett@broadlands.co.uk)

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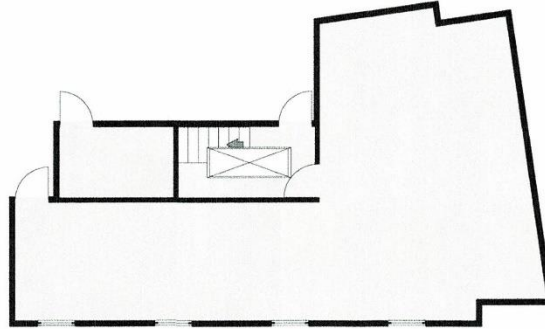
## 01892 512422

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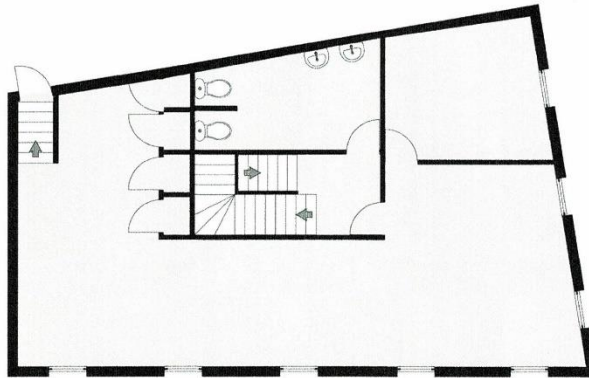


3 Calverley Street Tunbridge Wells TN1 2BZ

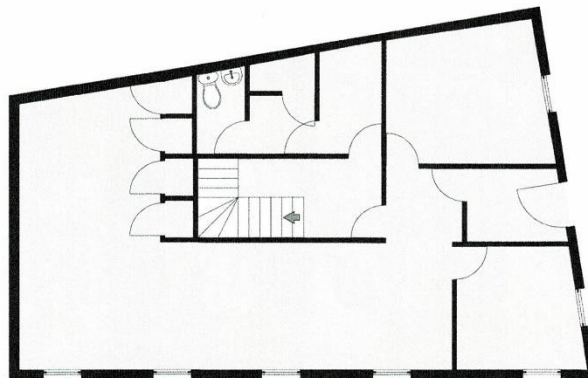
Total Approx Floor Area 239 sq m / 2573 sq ft



Second Floor



First Floor



Ground Floor



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 is given to their operability or efficiency can be given.

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## Energy performance certificate (EPC)

3 Calverley Street ROYAL TUNBRIDGE WELLS TN1 2BZ	Energy rating <b>E</b>	Valid until: 15 December 2034
		Certificate number: 9927-0200-5304-6601-0810
Property type	Offices and Workshop Businesses	
Total floor area	239 square metres	

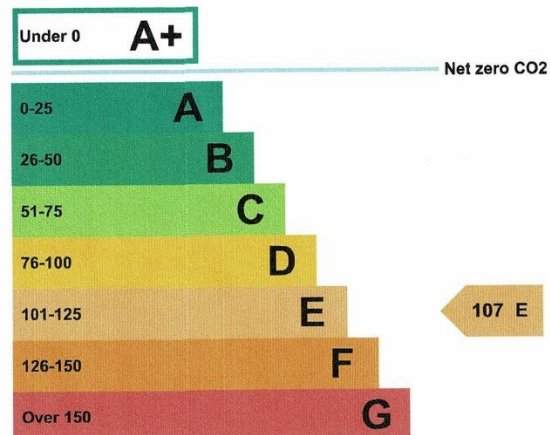
### Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 A

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