

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

EXCELLENT OFFICE SPACE

TO LET

4 Mount Ephraim Road

Tunbridge Wells

TN1 1EE



TOWN CENTRE OFFICE SPACE

TO LET

FIRST & SECOND FLOORS

ON SITE PARKING

**** 1840sq.ft ****

FLOORS CAN BE LET INDEPENDENTLY

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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LOCATION: Tunbridge Wells is located approximately 40 miles south east of London and has a regular rail service to London with a shortest rail journey time of 55 minutes to London Charing Cross. The property is located in the central business district in the heart of the town centre close to the Royal Victoria Shopping Centre.

DESCRIPTION & ACCOMMODATION: 4 Mount Ephraim Road is a well presented office building with regency style façade and arranged over four floors. The available accommodation is as below;:

First Floor 900 sq.ft.

Second Floor 940 sq.ft.

Total Net Area 1840SQ.FT.

AMENITIES:

- Air Conditioning & Central Heating
- Fully Carpeted
- 4 Car Parking Spaces
- Male and Female WC Facilities
- Kitchen Facilities

LEASE: The property is available by way of new full repairing and insuring lease[s] for a term to be agreed.

RENT: £44,000pax Rent and Service charge to be paid quarterly in advance by Standing Order.

LEGAL COSTS: Each party to be responsible for their own legal costs.

RATES: Prospective occupiers should contact Tunbridge Wells Borough Council on: - 01892 526121 for further information. We are informed that from 1st April 2023 the Rateable Value for the whole building is £57,500. The floors will need to be separately assessed.

EPC: Current Energy Performance Certificate attached.

VIEWING: Strictly by appointment through BROADLANDS COMMERCIAL PROPERTY AGENTS

SHANE RAGGETT 07775 916743
shane.raggett@broadlands.co.uk

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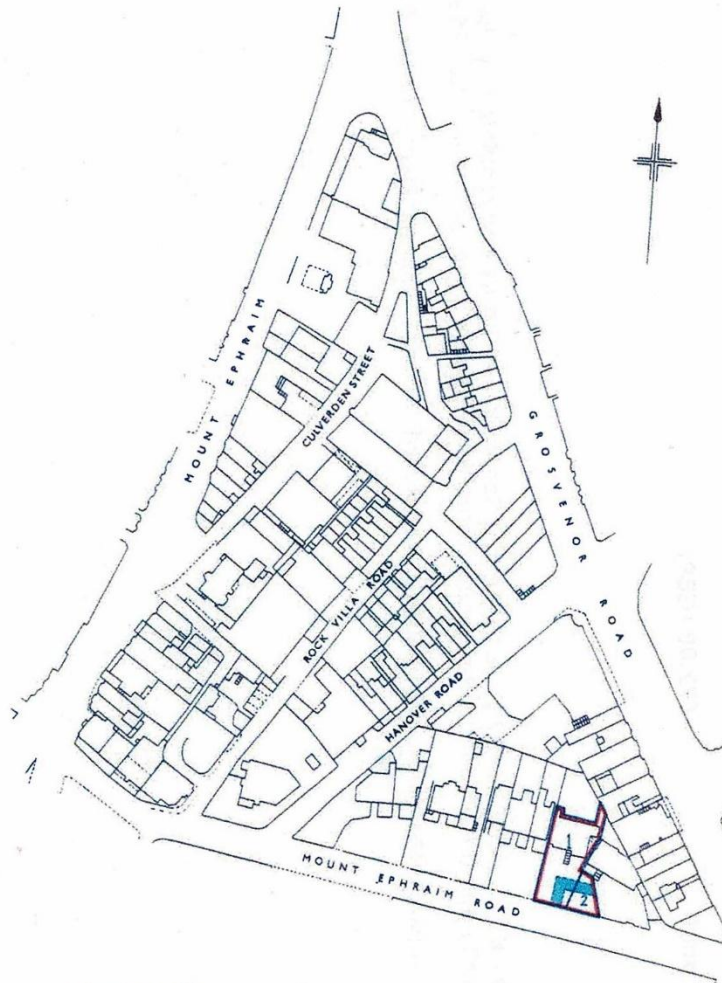
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H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 5839 SECTION B
KENT

TUNBRIDGE WELLS DISTRICT Scale 1/1250



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TITLE No. K762015

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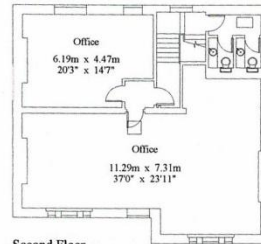
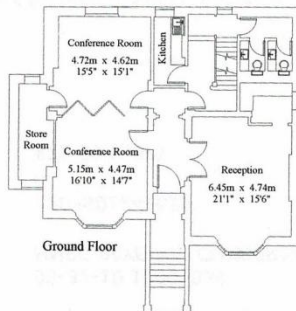
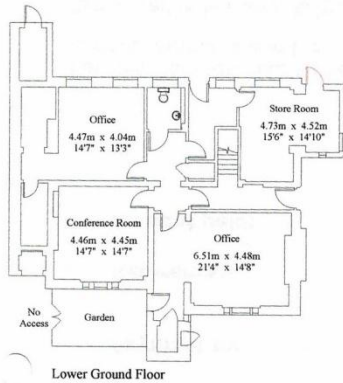
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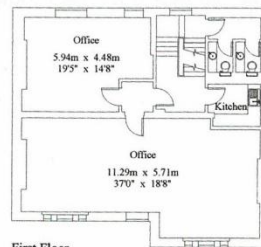
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4 Mount Ephraim Road



Second Floor



First Floor

All measurements shown are in millimetres. All may measured from level datum unless otherwise stated. Do not scale from drawings. All dimensions to be checked on site. While we have taken care to make every effort of the accuracy, we have not made any other test or further investigation or other reasonable means to ascertain. The information disclosed here does not form part of a structural survey. No assurance should be made with regard to condition, construction type or approval of any element therein.
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Project:
4 Mount Ephraim Road
Tunbridge Wells
Kent
TN1 1EE

Job no.: 50456
Revision: 00
Drawn on: 10/08/22
Drawn by: JS

Client:
Fairclough Construction LTD
The Old Library, Dingley Road
Tunbridge Wells, Kent
TN1 1EE

Scale: 0A2
Floorplans: 1:100



Trueplan (UK) Ltd
Bank Chambers
20 Mount Pleasant
Tunbridge Wells
Kent TN1 1EB
01892 646881

plans@trueplan.co.uk
www.broadlands.co.uk
[@TrueplanUK](https://www.facebook.com/truep)
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Energy Performance Certificate

Non-Domestic Building



4 Mount Ephraim Road
TUNBRIDGE WELLS
TN1 1EE

Certificate Reference Number:
0990-0338-9049-0591-0006

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 97 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	452
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	67.69
Primary energy use (kWh/m ² per year):	396.39

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

90 If typical of the existing stock

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