

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

TOWN CENTRE OFFICES

4 Mount Ephraim Road

Tunbridge Wells

TN1 1EE



**EXCELLENT OFFICE SPACE
TO LET**

FIRST FLOOR

TOWN CENTRE LOCATION

**** 900sq.ft REMAINING ****

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

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 building is available as a whole or in floors and laid out as below:

Lower Ground Floor	995 sq.ft. NOW LET
Ground Floor	890 sq.ft. NOW LET
First Floor	900 sq.ft. AVAILABLE
Second Floor	940 sq.ft. NOW LET
Total Net Area	900 sq.ft.

AMENITIES:

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

LEASE:

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

RENT:

£22,000pax 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 will be £57,500

EPC:

Current Energy Performance Certificate attached.

VIEWING:

Strictly by appointment through the agents:

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

52 High Street, Tunbridge Wells, Kent, TN1 1XF

Commercial Property Agents

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

H. M. LAND REGISTRY

NATIONAL GRID PLAN

TQ 5839

SECTION B

KENT

Scale 1/1250

TUNBRIDGE WELLS DISTRICT



© Crown Copyright 1980

TITLE No. K762015

This official copy is issued, and shows the state of this title plan, on 31 October 2011 at 09:30:09.
It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Nottingham Office.
© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

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



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

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

97

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:	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

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.