

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

Ground Floor Oakhurst House Mount Ephraim Tunbridge Wells TN4 8BS



**EXCELLENT SELF CONTAINED OFFICE SUITE
REFURBISHED AND READY FOR OCCUPATION**

1153sq.ft.

**NEW FRI LEASE AVAILABLE
On site car parking spaces
Fully Carpeted.
Male and Female WC facilities.
Gas Central Heating
Kitchen Facilities**

Further information from: SHANE RAGGETT 07775 916743
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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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Energy Performance Certificate

Non-Domestic Building



77 Mount Ephraim
TUNBRIDGE WELLS
TN4 8BS

Certificate Reference Number:
0240-0934-5859-6424-0002

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.

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

◀ 97

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	3910
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	52.86

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

77 If typical of the existing stock

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