

# BROADLANDS

Commercial Property Agents

## 01892 512422

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

**GROUND & LOWER GROUND FLOOR OFFICE SUITES  
THE OLD LIBRARY  
DUDLEY ROAD  
TUNBRIDGE WELLS TN1 1LE  
TO LET**



**Ground Floor Office 186sq.ft**

**Lower Ground Floor 208sq.ft**

**\*\*Fully Carpeted\*\***

**\*\*Gas Central Heating**

**\*\*Shared Kitchen Facilities\*\***

**\*\*WC Facilities\*\***

**\*\*Rent On Application \*\***

**\*\*Flexible Lease Terms\*\***

**Further information from: SHANE RAGGETT 07775 916743**

[shane.raggett@broadlands.co.uk](mailto:shane.raggett@broadlands.co.uk)

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

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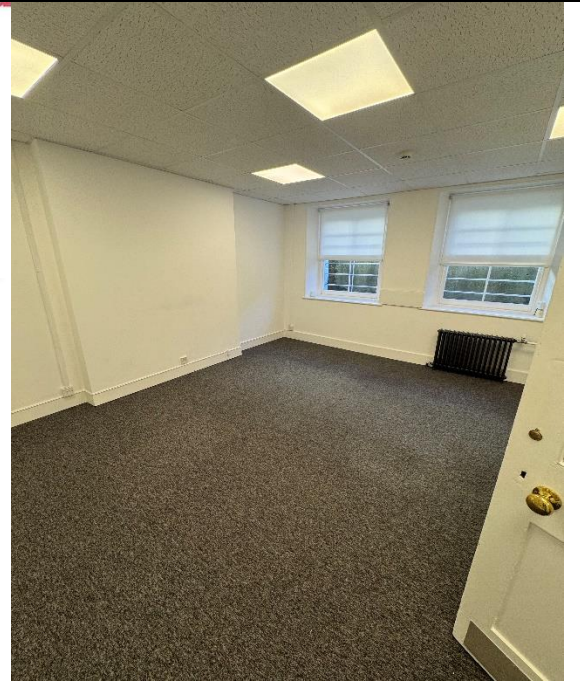
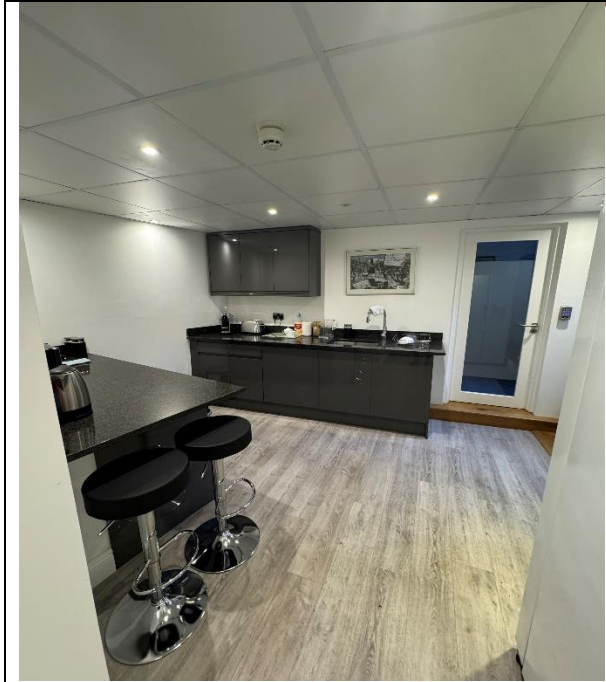
Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, 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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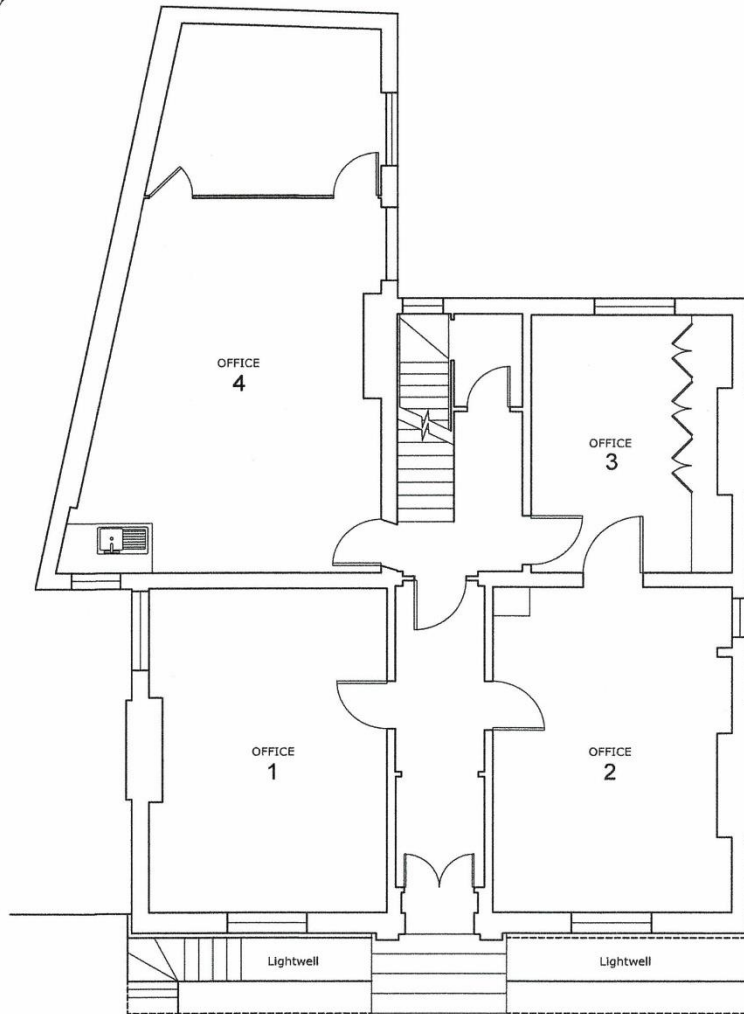
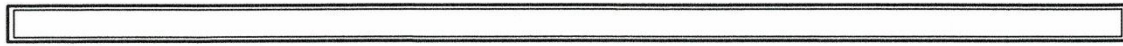
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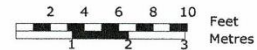
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Ground Floor



 <b>Trueplan</b>	<i>Trueplan (UK) Ltd</i> Bank Chambers 36 Mount Pleasant Road Tunbridge Wells Kent TN1 1RB	The Old Library Dudley Road Tunbridge Wells Kent TN1 1LE	Scale 1:100 @A4 Drawing no: 45269-G Drawn on: 26/02/2021 Revision 0
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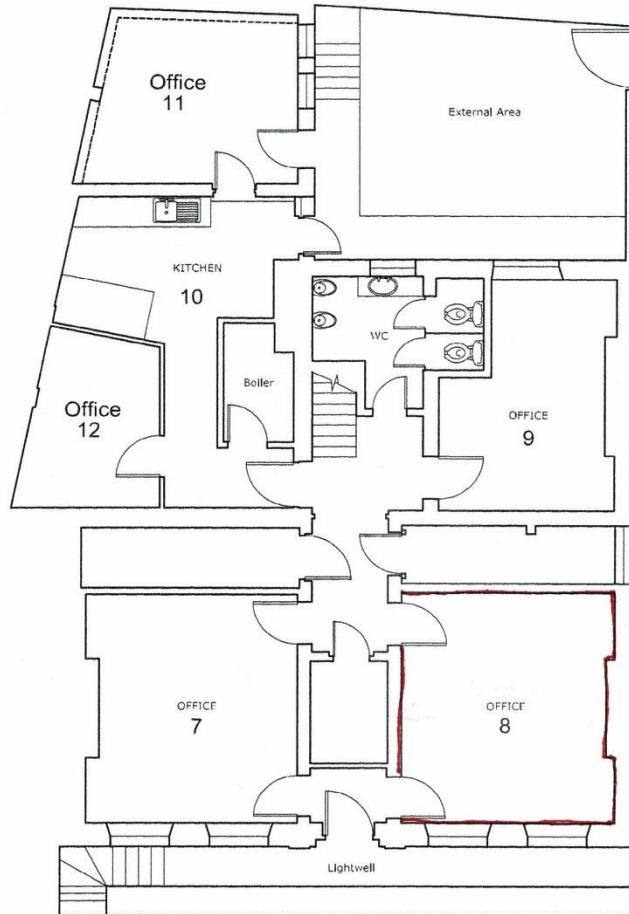
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Basement



Trueplan (UK) Ltd  
Bank Chambers  
36 Mount Pleasant Road  
Tunbridge Wells  
Kent TN1 1RB

The Old Library  
Dudley Road  
Tunbridge Wells  
Kent TN1 1LE

Scale 1:100 @A4  
Drawing no: 45269-B  
Drawn on: 26/02/2021  
Revision 0

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03/02/2025, 11:19

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

### Energy performance certificate (EPC)

The Old Library Dudley Road Tunbridge Wells Kent TN1 1LE	Energy rating	Valid until: 2 August 2031
	<b>D</b>	Certificate number: 4388-1091-3914-5570-8466

Property type	B1 Offices and Workshop businesses
Total floor area	377 square metres

#### Rules on letting this property

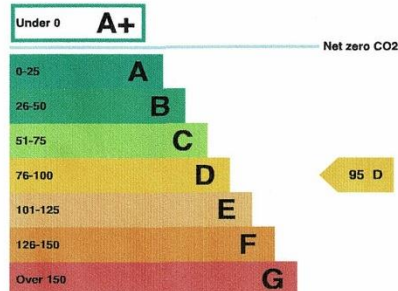
Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is D.

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

30 B

If typical of the existing stock

88 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/4388-1091-3914-5570-8466?print=true>

1/2

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