

# BROADLANDS

Commercial Property Agents

## 01892 512422

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

### TOWN CENTRE OFFICES LOWER GROUND FLOOR



## 22 CHURCH ROAD TUNBRIDGE WELLS TN1 1JP

- 220sq.ft[Additional suite of 500sq.ft available]
- Gas Central Heating
- Kitchen/Breakout Area [shared facility]
- WC Facilities[shared]
- **Rent £5,000pa** inclusive of heating, power, water building insurance and maintenance.
- Exclusive of business rates, vat and any other outgoings

Further information from: **SHANE RAGGETT 01892 512422**  
[shane.raggett@broadlands.co.uk](mailto:shane.raggett@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.

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## Energy performance certificate (EPC)

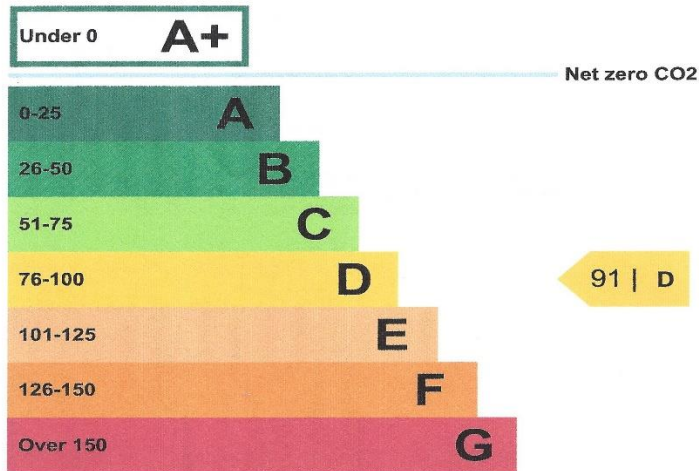
22 CHURCH ROAD ROYAL TUNBRIDGE WELLS TN1 1JP	Energy rating <b>D</b>
Valid until 2 November 2030	Certificate number 9096-0200-0300-6766-8414

**Property type**

B1 Offices and Workshop businesses

**Total floor area**

274 square metres



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**How this property compares to others**

Properties similar to this one could have ratings:

**If newly built**

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