

# BROADLANDS

Commercial Property Agents

## 01892 512422

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

**Centrally Located Offices**  
**Stafford House 16 East Street Tonbridge TN9 1HG**  
**890 sq ft**  
**LEASE FOR ASSIGNMENT**



- **FIRST FLOOR OFFICES DIVIDED INTO 4 GOOD SIZED ROOMS**
- **Good Condition Throughout With Kitchen/WC Facilities**
- **Lease Expires December 2025 [New lease available subject to negotiation]**
- **3 Car Parking Spaces**
- **Current Rent Passing £15,840pax.**
- **Rateable Value £13,750**

**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

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

## Energy performance certificate (EPC)

FIRST FLOOR OFFICES 16 EAST STREET KENT TONBRIDGE TN9 1HG	Energy rating <b>D</b>	Valid until: 21 September 2030 Certificate number: 0015-0200-9300-0999-2314
---	---------------------------	--

Property type	B1 Offices and Workshop businesses
Total floor area	118 square metres

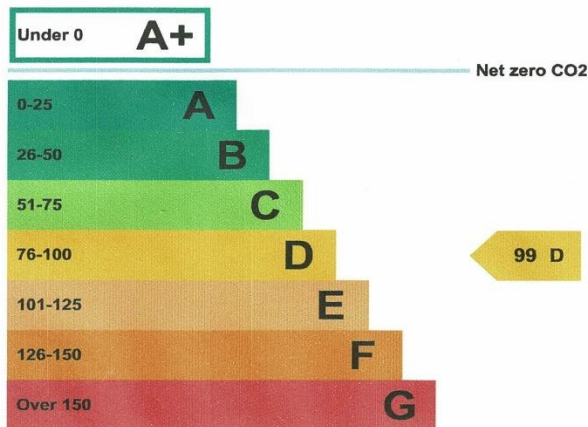
### Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current 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

28 B

If typical of the existing stock

81 D

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.