

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

Garden Level Suite Oakhurst House Mount Ephraim Tunbridge Wells TN4 8BS



**SUPERB SELF CONTAINED OFFICE SUITE
READY FOR OCCUPATION
OPEN PLAN SPACE TOGETHER WITH SOME INDIVIDUAL OFFICES**

1200sq.ft.

**£30,000pax
5 car parking spaces
Suspended Ceiling with LED Lighting
Fully Carpeted.
Male and Female WC facilities.
Gas Central Heating
Kitchen Facilities**

Further information from: SHANE RAGGETT 07775 916743

shane.raggett@broadlands.co.uk

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

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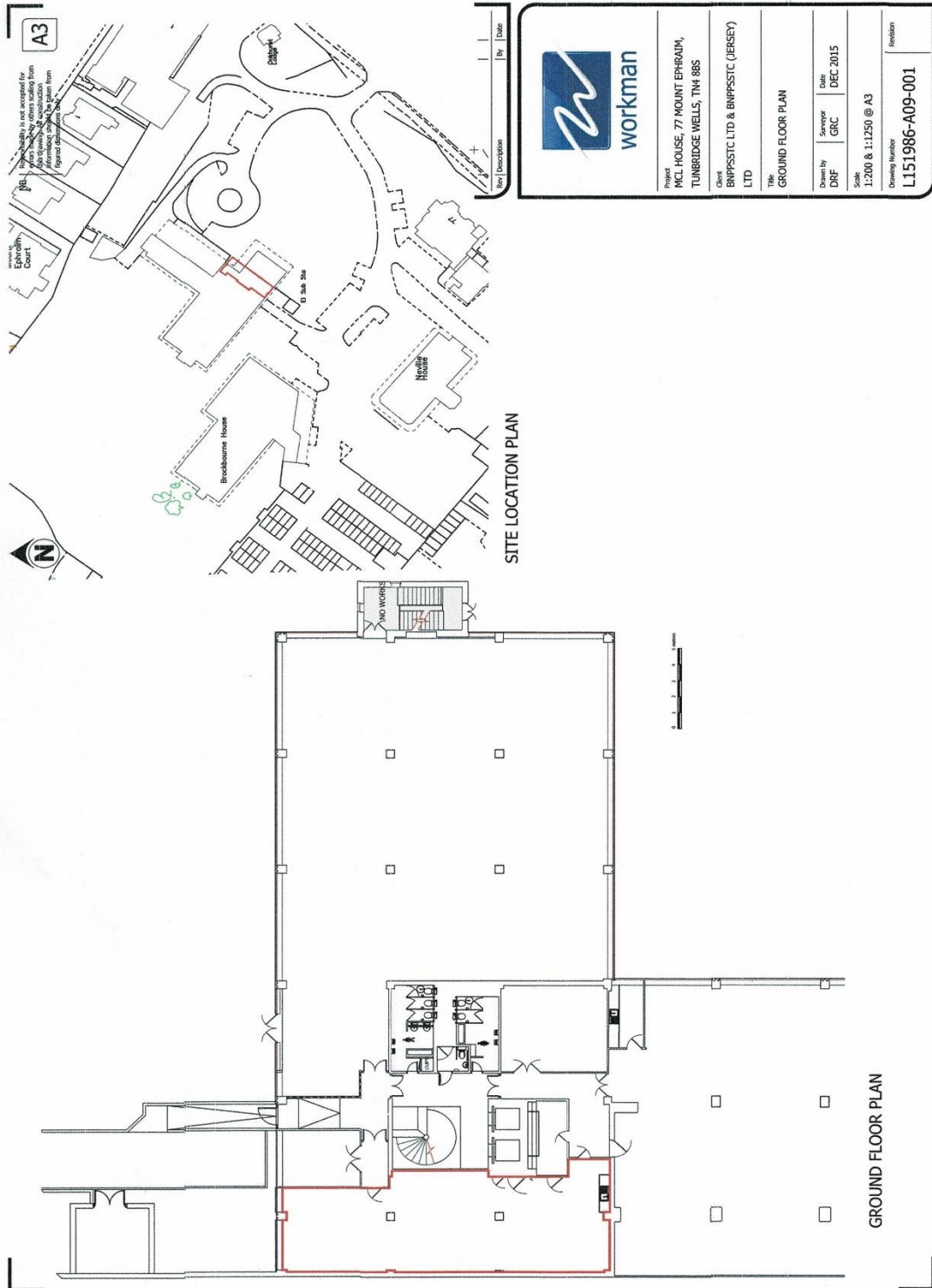
Broadlands for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract; ii) all descriptions, dimensions, 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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Project MCL HOUSE, 77 MOUNT EPSHAM, TUNBRIDGE WELLS, TN1 8BS	
Client BNPSSSTC LTD & BNPSSSTC (JERSEY) LTD	
Title GROUND FLOOR PLAN	
Drawn by DRF	Surveyor GRC
Date DEC.2015	
Scale 1:200 & 1:1250 @ A3	
Drawing Number L151986-A09-001	Revision

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Energy Performance Certificate

Non-Domestic Building



HM Government

Oakhurst House
77 Mount Ephraim
Tunbridge Wells
TN4 8BS

Certificate Reference Number:
7620-6881-5072-2726-0294

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

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):	164.5
Building complexity:	Level 3
Building emission rate (kgCO ₂ /m ² per year):	38.22
Primary energy use (kWh/m ² per year):	241.33

Benchmarks

Buildings similar to this one could have ratings as follows:

49 If newly built

197 If typical of the existing stock

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