

BROADLANDS

Commercial Property Agents

01892 512422

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TUNBRIDGE WELLS

Self Contained Office Building

1955 sq ft approx[some Basement storage also]

TO LET



Address: 10 Upper Grosvenor Road, Tunbridge Wells,
Kent, TN1 2EP.

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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Location: Tunbridge Wells is an elegant Spa Town some 38 miles south east of London and acts as a regional centre for West Kent and East Sussex. Junction 5 of the M25 is within 14 miles of the town, via the A21 dual carriageway. The property is located very close to the Royal Victoria Place shopping centre. The main line station is around half a mile from the property and provides frequent services to London Charing Cross, Cannon Street and Waterloo East all via London Bridge, with a typical journey time of around 55 minutes.

Description: The property extends to approximately **1955sq ft** of offices on the ground and first floors. There is a mixture of individual and open plan offices. The property is in good decorative order.

Amenities:

- ◆ **14 on site car parking spaces**
- ◆ **Gas fired central heating**
- ◆ **Fully carpeted**
- ◆ **CAT 2 lighting**
- ◆ **Male & female WC facilities**
- ◆ **Kitchen facilities**

Lease: A new full repairing and insuring lease is available for a term by arrangement subject to upward only rent reviews every 5 years. The lease to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954[as amended]

Rent: **TBC**

Rates: We have been verbally informed by Tunbridge Wells Borough Council that the property has a current rateable value of £23,750 Interested parties are advised to make their own enquiries of TWBC on 01892 526121.

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: Strictly by appointment through the agents:

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Email: shane.raggett@broadlands.co.uk

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Energy Performance Certificate Non-Domestic Building



10 Upper Grosvenor Road
TUNBRIDGE WELLS
TN1 2EP

Certificate Reference Number:
0850-0232-9429-4091-4006

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+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 87 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	274
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	54.77

Benchmarks

Buildings similar to this one could have rating as follows:

30	If newly built
80	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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