

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

TUNBRIDGE WELLS 1 LONSDALE GARDENS LOWER GROUND & GROUND FLOOR OFFICES



660 SQ FT APPROX

- **Rent & Service Charge £21,000pa** [VAT applicable]
- **2 CAR PARKING SPACES**
- **PASSENGER LIFT**
- **LED LIGHTING**
- **GAS CENTRAL HEATING**
- **SHARED KITCHEN & WC FACILITIES**

Further information from: SHANE RAGGETT 077759 16743
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

Non-Domestic Building



HM Government

Starnes Plc
1 Lonsdale Gardens
TUNBRIDGE WELLS
TN1 1NU

Certificate Reference Number:
0405-2666-4130-6400-4103

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+

..... 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

◀ 82

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 (m²): 430
Building complexity
(NOS level): 3

Benchmarks

Buildings similar to this one
could have ratings as follows:

34

If newly built

66

If typical of the
existing stock

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