

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

TUNBRIDGE WELLS

First Floor Offices

2,263 sq. ft. with 11 parking spaces

LEASE FOR ASSIGNMENT



Hanover Place, 8 Church Road, Tunbridge Wells TN1 1JP

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:

Hanover Place occupies a prime location within the central business district and within a few minutes walk of the Town Hall and main shopping centre. Tunbridge Wells mainline station is also within a few minutes walk.

Description:

These self-contained offices are on the first floor and are mainly open plan but with some partitioned offices together with a boardroom. There is a substantial car park to the rear.

Floor Area:

Offices: 2,121 sq ft

Kitchen: 142 sq ft

TOTAL: 2,263 sq ft / 210 sq m

Amenities:

- 11 on site parking spaces.
- Kitchen / break out area.
- Separate male & female cloakrooms.
- Full gas fired central heating.
- Carpeting to office areas.
- Double glazed windows

Rates:

Rateable Value: £31,250.

Interested parties should make their own enquiries to TWBC 01892 526121

VAT:

We are advised that the property is registered for VAT.

Lease:

The current lease is for a term of 5 years from the 1st December 2021. There is a mutual option to break at the end of the second year [2023].

Current Rental:

£40,000 per annum exclusive, payable quarterly in advance by standing order.

Service Charge:

A small service charge is levied to cover the cost of maintenance of the common parts.

EPC:

A copy of the Energy Performance Certificate is attached.

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Legal Costs:

Each party to be responsible for their own legal costs incurred.

Viewing:

By appointment with:

BROADLANDS COMMERCIAL PROPERTY AGENTS (TW) LTD

Telephone – 07775 916743

shane.raggett@broadlands.co.uk

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Energy Performance Certificate

Non-Domestic Building



1ST FLOOR OFFICES
Hanover Place
8 Church Road
TUNBRIDGE WELLS
TN1 1JP

Certificate Reference Number:
9842-3030-0529-0391-8095

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



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **94**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 249
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 65.34

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

67 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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