

BROADLANDS

Commercial Property Agents

01892 512422

www.broadlands.co.uk

TO LET

MODERN OFFICES

1575 SQ FT

*** 6 CAR PARKING SPACES ***

FLOORS CAN BE SPLIT



190 HIGH STREET, TONBRIDGE, KENT TN9 1BE

Location: The offices occupy a prominent position at the northern end of the High Street, close to Borden. The property is in the main commercial and professional area of the town which includes a mixture of solicitors and retail users. Junction 5 of the M25 motorway is within 8 miles via the A21. Tonbridge mainline station and all shopping facilities are within ½ mile.

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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The property is of brick construction under a tiled roof and is arranged over Ground, First and Second floors and is in good decorative order throughout. The floor areas are as below.

Total Floor Area:

First Floor	715sq.ft
Second Floor	860sq.ft
	1,575sq.ft.

Amenities:

- ◆ Open plan and individual offices.
- ◆ Fully carpeted
- ◆ 6 Car parking spaces
- ◆ Gas central heating
- ◆ Category II lighting
- ◆ Male & female WC facilities

Lease: A new full repairing and insuring lease is available for a term to be agreed subject to upward only rent reviews.

Rent: **£35,000** per annum exclusive to be paid quarterly in advance by standing order.

VAT: VAT is applicable on all payments under the lease.

Rates: The tenant will be responsible for the payment of rates on the space occupied. The prospective tenant should make their own enquiries to Tonbridge & Malling Council. 01732 844522

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

Viewing & Further Information: **SHANE RAGGETT 07775 916743**
shane.raggett@broadlands.co.uk

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Energy Performance Certificate Non-Domestic Building



190, High Street
TONBRIDGE
TN9 1BE

Certificate Reference Number:
0030-0930-4869-9698-5002

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

E 101-125

F 126-150

G Over 150

61

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):	242
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	45.2

Benchmarks

Buildings similar to this one
could have ratings as follows:

32

If newly built

65

If typical of the
existing stock

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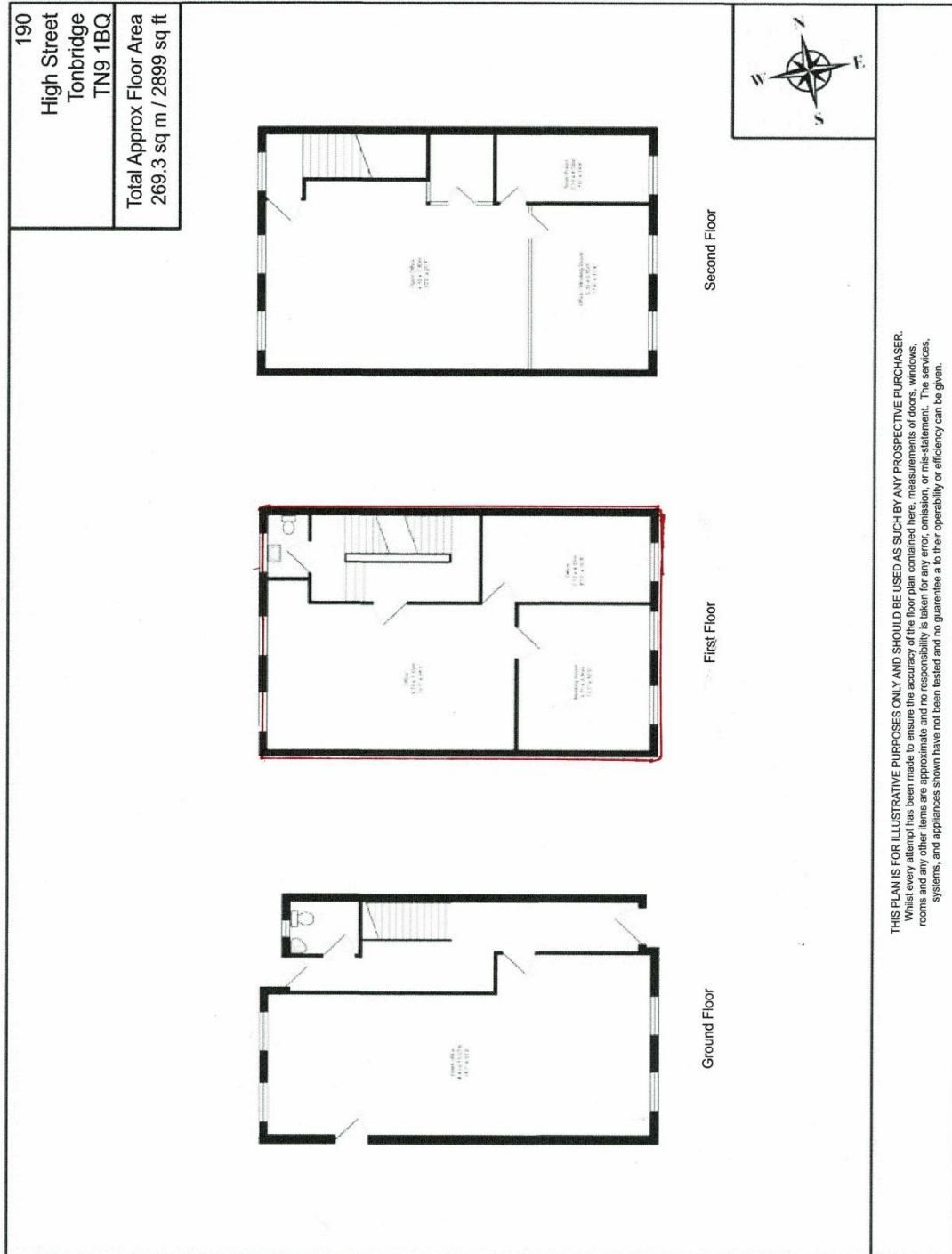
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