



TO LET - Raised Ground Floor Office with Parking
NIA Approx. 469ft² [43.5 m²]
18 Church Road, Tunbridge Wells TN1 1JP

When experience counts... **bracketts** est. 1828

TO LET

TOWN CENTRE OFFICE

NIA APPROX. 469FT² [43.5M²]

RAISED GROUND FLOOR

18 CHURCH ROAD

TUNBRIDGE WELLS

KENT

TNI IJP

bracketts
est. 1828

27/29 High Street
Tunbridge Wells

Kent

TNI IUU

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Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



Energy Performance Certificate

Non-Domestic Building

HM Government

18 Church Road
TUNBRIDGE WELLS
TN1 1JP

Certificate Reference Number:
9253-3082-0121-0900-9525

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/epcd.

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

91

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): 267
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 50.38

Benchmarks

Buildings similar to this one could have ratings as follows:
23 If newly built
76 If typical of the existing stock

LOCATION

Tunbridge Wells is an affluent and historic Spa town situated approximately 35 miles south east of central London with a resident population of around 100,000 people.

The property is situated on the northern side of Church Road approximately 500 metres north of Tunbridge Wells mainline station.

DESCRIPTION

The raised ground floor of an imposing, semi-detached, grade II listed, town centre office building.

ACCOMMODATION

Raised Ground Floor:

Open plan office - NIA approx. 469ft² [43.5m²]
2 Car parking spaces

AMENITIES

- Gas fired central heating
- Ladies and Gents WCs (communal)
- Kitchen (communal)
- Parking – 2 on site spaces
- Open plan with period features

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

LEASE

The office is available to let by way of a new lease for a term to be agreed. The provisions of Sections 24 – 28 inc. of the Landlord & Tenant Act 1954 are to be excluded.

GUIDE RENT

£12,500 per annum

Subject to an annual increase in line with RPI.

The rent is inclusive of service charge, heating power and buildings insurance but exclusive of business rates and all other outgoings.

The rent is payable quarterly in advance on the usual quarter days. We are advised that the rent will attract VAT.

BUSINESS RATES

Enquiries of the VOA Website indicate that the premises have a Rateable Value of £6,600.

The small business rates multiplier for 2020 / 2021 is 49.9 pence in the £.

Subject to satisfying certain criteria the ingoing Tenant may qualify for small business rates relief.

Any interested parties are strongly advised to verify this information with the local rating authority.

RENTAL DEPOSIT

The ingoing party will be required to provide a rental deposit to be held throughout the Term.

LEGAL COSTS

Each party to be responsible for their own legal costs save that any ingoing Tenant will be required to provide an undertaking to pay any abortive legal costs incurred by the Landlord.

VIEWING

Strictly by prior appointment through the sole agents – **Bracketts – 01892 533733.**

Contact: Darrell Barber MRICS
darrell@bracketts.co.uk



SUBJECT TO CONTRACT, VACANT POSSESSION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSITS, ETC. 28/05/20/DB

