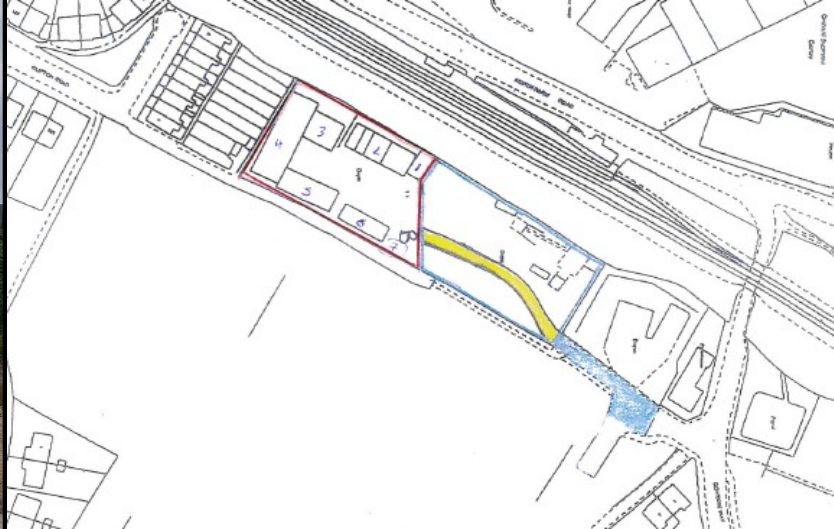




Lamberts Yard • Dowding Way • North Farms Industrial Estate • Tunbridge Wells • Kent TN2 3AX

**Commercial Yard with Buildings – approx. 0.5 acres – To Let**





**chartered surveyors  
and property consultants**

## COMMERCIAL

### Location

The Kent town of Tunbridge Wells is located approximately 40 miles to the south east of central London and approximately 16 miles to the south of the M25 (junction 5). Neighboring towns include Sevenoaks approximately 12 miles to the north and East Grinstead approximately 14 miles to the west. A location plan is enclosed as an Appendix to this report.

Main line rail services are provided from High Brooms station, close by, to London's Charing Cross in approximately 45 minutes.

Dowding Way is located on the principal industrial estate of Tunbridge Wells. This road links The High Brooms Industrial Estate and the North Farms Industrial area, which are dissected by the railway line. Lamberts Yard is just off Dowding Way, and on the east side of the railway bridge.

The subject property is accessed over an adjoining cement plant yard, and we understand has a full right of way in this respect.

### Description

A secure fenced yard with asphalt surface.

We understand the property is connected to all main services or does have the rights to do so.

There is 24/7 access.

The site area extends to approximately 0.5 acres (source: - Promap).

There are a range of basic buildings on site: -

Unit 1 – Showroom Area –	560 sq ft
- Workshop 1 –	675 sq ft
- Workshop 2 –	505 sq ft
Unit 2 – Workshop	810sq ft
Unit 3 – Office Portacabin	780 sq ft
Totals –	<b>3330 sq ft</b> (309 sq m)
Site Area -	<b>0.5 acres</b> (0.2 ha)

### Terms

A new lease is available by arrangement. Further details on request.

### Guide Rent

**£39,000 per annum**, plus VAT and exclusive of all other outgoings.

### Business Rates

Rateable Value is £24,000. Interested parties are advised to check the amount payable direct with Tunbridge Wells Borough Council – 01892 526121.

### Viewings

By appointment and accompanied - contact the sole agents:

- **Situated close to the A21(T)**
- **0.5-acre secure compound**
- **Flexible Use – 24/7**
- **Services on site**
- **Close to High Brooms main line rail station**

Details prepared – 07.01.21

**Contact Rupert Farrant  
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