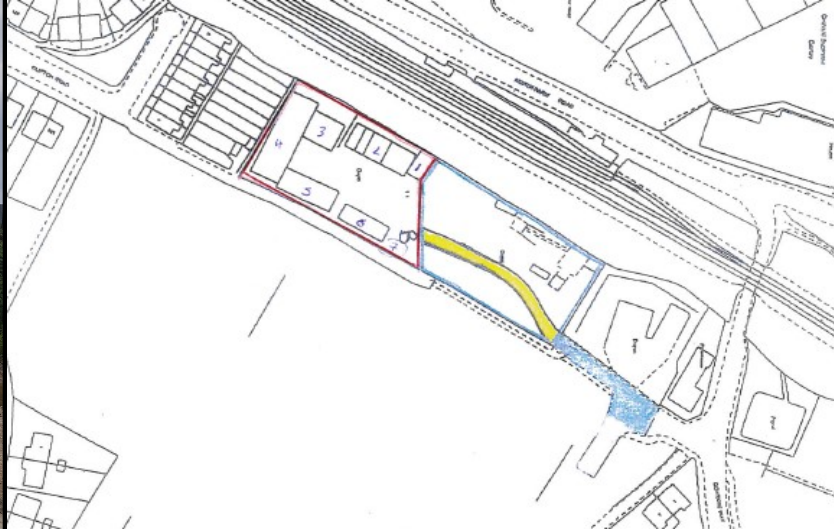




**Lamberts Yard • Dowding Way • North Farms Industrial Estate • Tunbridge Wells • Kent TN2 3AX**

**Commercial Yard – approx. 0.5 acres – For Sale / To Let**



chartered surveyors  
and property consultants

- 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

### 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).

The existing building can be demolished or refurbished to suit the

tenant's requirements.

### Terms

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

Alternatively, our client will consider a sale of the freehold

### Guide Rent

**£40,000 per annum**, exclusive of all other outgoings.

### Guide Price

**£550,000 FH**

### 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 either of the joint – sole agents:

**Durlings** – 01892 552500 / [office@durlings.co.uk](mailto:office@durlings.co.uk) or

**Emmison Property LLP** - 01765 634 615 /

[edwin.emmison@emmisonproperty.com](mailto:edwin.emmison@emmisonproperty.com)

Details revised – 03.03.20

## COMMERCIAL

Contact Rupert Farrant  
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