



**Lamberts Park • Lamberts Road • North Farms Industrial Estate • Tunbridge Wells • Kent TN2 3EH**  
**New light industrial with trade counter use - To Let - 5 units from 2630-13,263 sq ft (244.34 -1232.24 sq m)**

# COMMERCIAL

## Description

High quality B1, B2, B8 Trade Counter industrial units to let on new development.

## Location

Lamberts Way is located to the North of Tunbridge Wells Town Centre on the established North Farm Industrial Estate. It is 1 mile from the Pembury by-pass Junction with road connections via the A21 to the East and A26 to the West of its location. The A21 provides good access to the motorway network via the M25, with a journey time of under 20 minutes.

Floor	ft2	Eaves		Eaves
Areas	m2	Min.		Max.
Unit 1	2,685	249.45	6.8m	8.1m
Unit 2	2,631	244.50	6.8m	8.1m
Unit 3	2,630	244.34	6.3m	7.6m
Unit 4	2,632	244.52	6.3m	7.6m
Unit 5	2,685	249.43	5.8m	7.1m

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## Rents

Unit 1 - £40,275 - Available - **Under Offer**

Unit 2 - £39,465 - Available

Unit 3 - £39,450 - Available

Unit 4 - £39,480 - Available - **Under Offer**

Unit 5 - £40,275 - Available - **Under Offer**

## Terms

New leases available by negotiation.

## VAT

All figures are exclusive of VAT which will be charged at the prevailing rate. Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## Legal Costs

Each side to bear its own legal and professional costs.

## Rateable Value

Rates to be assessed.

## Viewing/Enquiries

For all enquiries please contact either:

Rupert Farrant – [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

or Julie Chalmers – [julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)



chartered surveyors  
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or Phil Hubbard [phil.hubbard@sibleypares.co.uk](mailto:phil.hubbard@sibleypares.co.uk)



## HIGH QUALITY NEW BUILD DEVELOPMENT

- 5 Units from GIA 2630 sq ft – 13,263 sq ft
- Trade Counter Uses
- Up to 8.1m eaves
- 3 Phase 45KVA electricity supply
- Floor loading 37.5kN/m<sup>2</sup>
- Power sectional loading doors 4m x 5.75m
- Allocated Parking







