



Lamberts Park • Lamberts Road • North Farms Industrial Estate • Tunbridge Wells • Kent TN2 3EH
New light industrial / trade counter units - To Let - 5 units from 2587-12935 sq ft (240.33 -1201.69 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 Areas	ft2	m2	Eaves	
			Min.	Max.
Unit 1	2,587	240.3	6.8m	8.1m
Unit 2	2,558	237.6	6.8m	8.1m
Unit 3	2,558	237.6	6.3m	7.6m
Unit 4	2,558	237.6	6.3m	7.6m
Unit 5	2,587	240.3	5.8m	7.1m

Rents

Unit 1 - £38,805 - Available

Unit 2 - £38,370 - Available

Unit 3 - £38,370 - Available

Unit 4 - £38,370 - Available

Unit 5 - £38,805 - Available

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

or Julie Chalmers – julie.chalmers@durlings.co.uk



Chartered surveyors
and property consultants

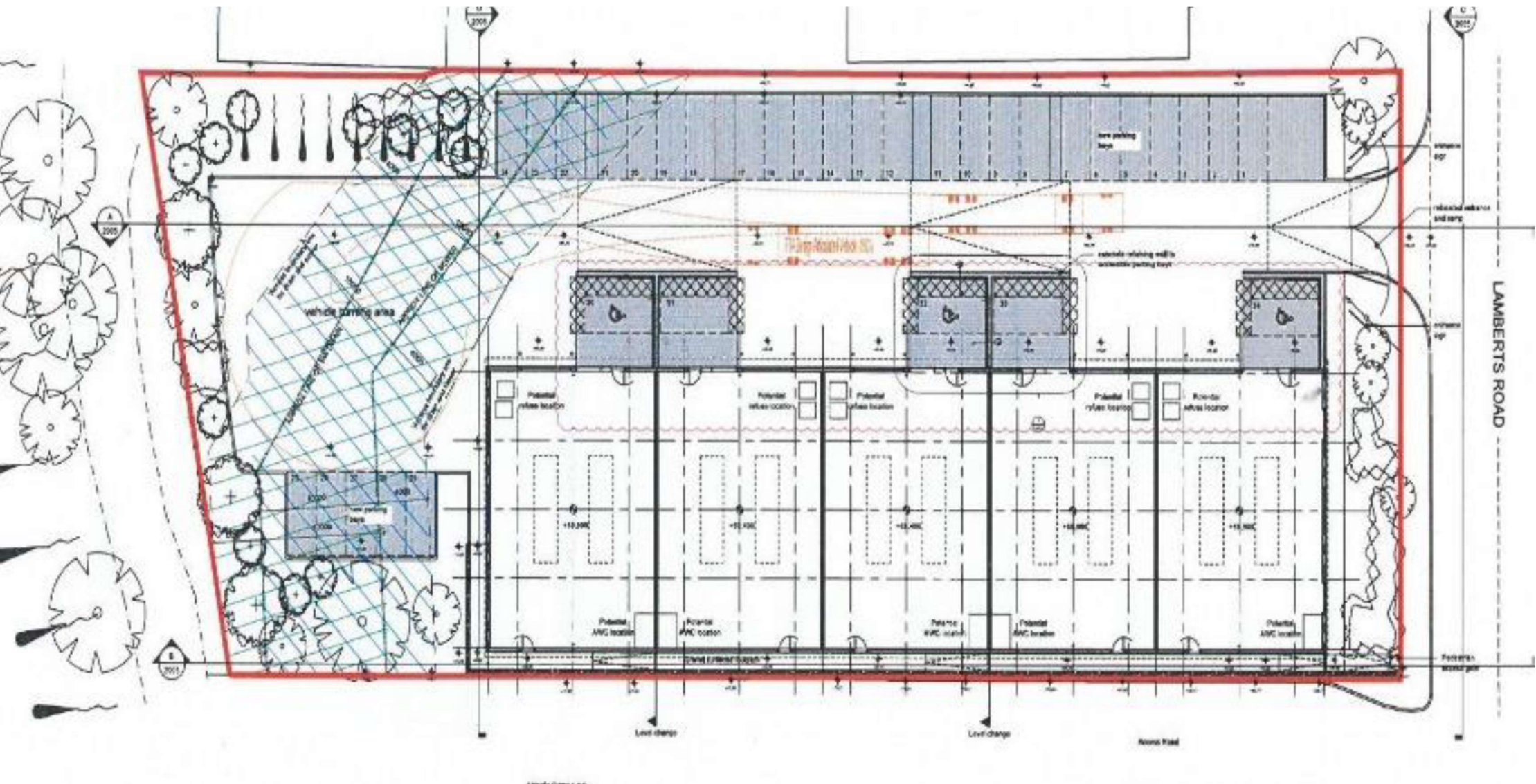
Brian Matthews e: brian.matthews@sibleypares.co.uk

or Phil Hubbard phil.hubbard@sibleypares.co.uk



HIGH QUALITY NEW BUILD DEVELOPMENT

- 5 Units from GIA 2587 sq ft – 12,935 sq ft
- Up to 8.1m eaves
- 3 Phase 45KVA electricity supply
- Floor loading 37.5kN/m²
- Power sectional loading doors 4m x 5.75m



Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED
 or joint agent Brian Matthews of Sibley Pares on 01622 673086 commercial@sibleypares.co.uk

