



chartered surveyors  
and property consultants



**Units 2a, b & c Longfield Road • North Farms Industrial Estate • Tunbridge Wells • Kent TN2 3EY**  
**Preliminary Details - Industrial Units - To Let - 9335 sq ft up to 34000 sq ft (867 – 3167 sq m)**  
*Pending Refurbishment*



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## COMMERCIAL

### 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 (A21 to the East, and A26 to the West of its location. The A21 (T) provides good access to the motorway network via the M25, with Junction 5 being 14 miles to the north.

There are direct main line train service to London from High Brooms, being ½ mile distant.

### Description

Purpose built industrial units, currently arranged as 3 interlinking bays. Available individually or combined.

Units 2a & 2b have dock level loading at the rear, and 2c has a level loading door to the side.

The minimum eaves height is approximately 5 metres.

Each of the office areas can be accessed independently and directly off Longfield Road. The offices to units 2b and 2c are two storey, and 2a single storey.

There is good sized service yard and parking, to the side and rear, with access from both Longfield Road and Lamberts Road.

The units are subject to refurbishment – details on request.

### Floor Areas

<b>2a –</b>	Warehouse -	7827	727
	Offices -	1508	140
	Subtotal -	<b>9335</b>	<b>867</b>
<b>2b -</b>	Warehouse -	9415	875
	Offices -	2325	216
	Subtotal -	<b>11740</b>	<b>1091</b>
<b>2c -</b>	Warehouse -	9203	855
	Offices -	3515	327
	WC/ Mess -	291	27
	Subtotal -	<b>13009</b>	<b>1209</b>
	<b>Grand total</b>	<b>34084</b>	<b>3167</b>

### Quoting Rents

Unit 2a - £84,000 pa

Unit 2b - £105,000 pa

Unit 2c - £117,000 pa

The rents are exclusive of other outgoings.

### Terms

New lease terms by arrangement.

### Business Rates

Currently there is a single assessment for the three units with a rateable value of £163,000.

Should the units be leased separately then the rateable values will need to be reassessed.

### Service Charge

On application

### Viewing Arrangements

By appointment through the letting agent's office.

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