



Unit 3 Lamberts Park • Lamberts Road • North Farms Industrial Estate • Tunbridge Wells • Kent TN2 3EH

Last Available Unit - New light industrial unit with trade counter use - To Let – 2630 sq ft (244.34 sq m)

Other occupiers include – Drakes Plumbing Supplies, Enterprise Rent-A-Car and Kent Blaxill Decorating Centre

COMMERCIAL

Description

High quality B1, B2, B8 Trade Counter industrial unit to lease 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 Area	sq ft	sq m	Eaves – min	Eaves - Max
	2,630	244.34	6.3m	7.6m

Rent

Unit 3 - £39,450 per annum, exclusive of all other outgoings.

Terms

New lease available by negotiation.

VAT

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

Costs

Each side to bear its own legal and professional costs.

Service Charge

On application.

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

01892 552 500



chartered surveyors
and property consultants

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

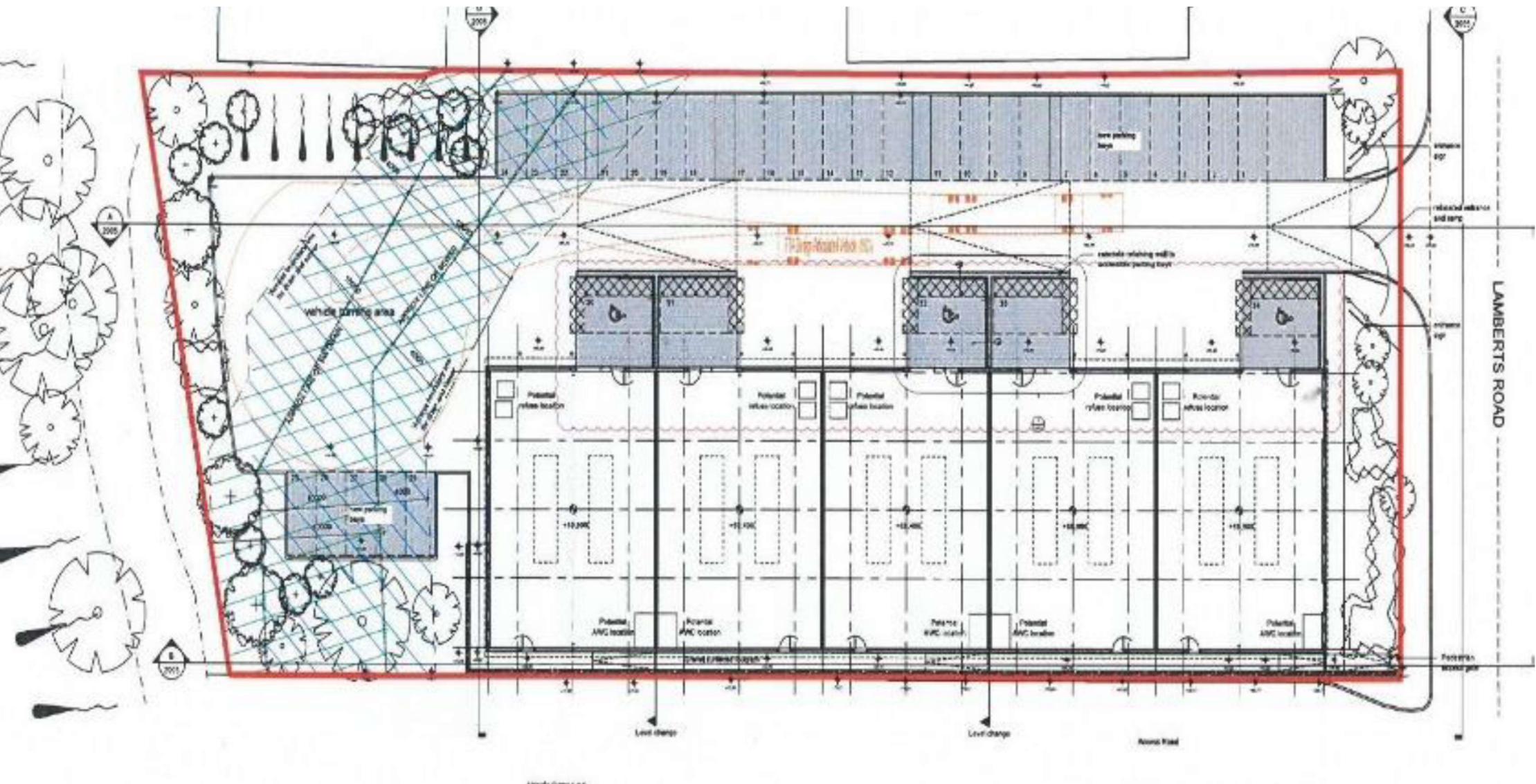
or Phil Hubbard phil.hubbard@sibleypares.co.uk

01622 673 086



HIGH QUALITY NEW BUILD DEVELOPMENT

- 3 Phase 45KVA electricity supply
- Floor loading 37.5kN/m²
- Power sectional loading doors 4m x 5.75m
- Allocated Parking
- Min 6.3m eaves height
- Main road location



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

