

2abc North Farms
Industrial Estate

Longfield Road, Tunbridge Wells, Kent TN2 3EY

UNIT A -
9,335 SQ FT
LAST REMAINING UNIT



3 Refurbished
Interconnected
Units **To Let**

9,335 up to
34,000 sq ft
(867-3,167 sq m)



Dowding Way

2a

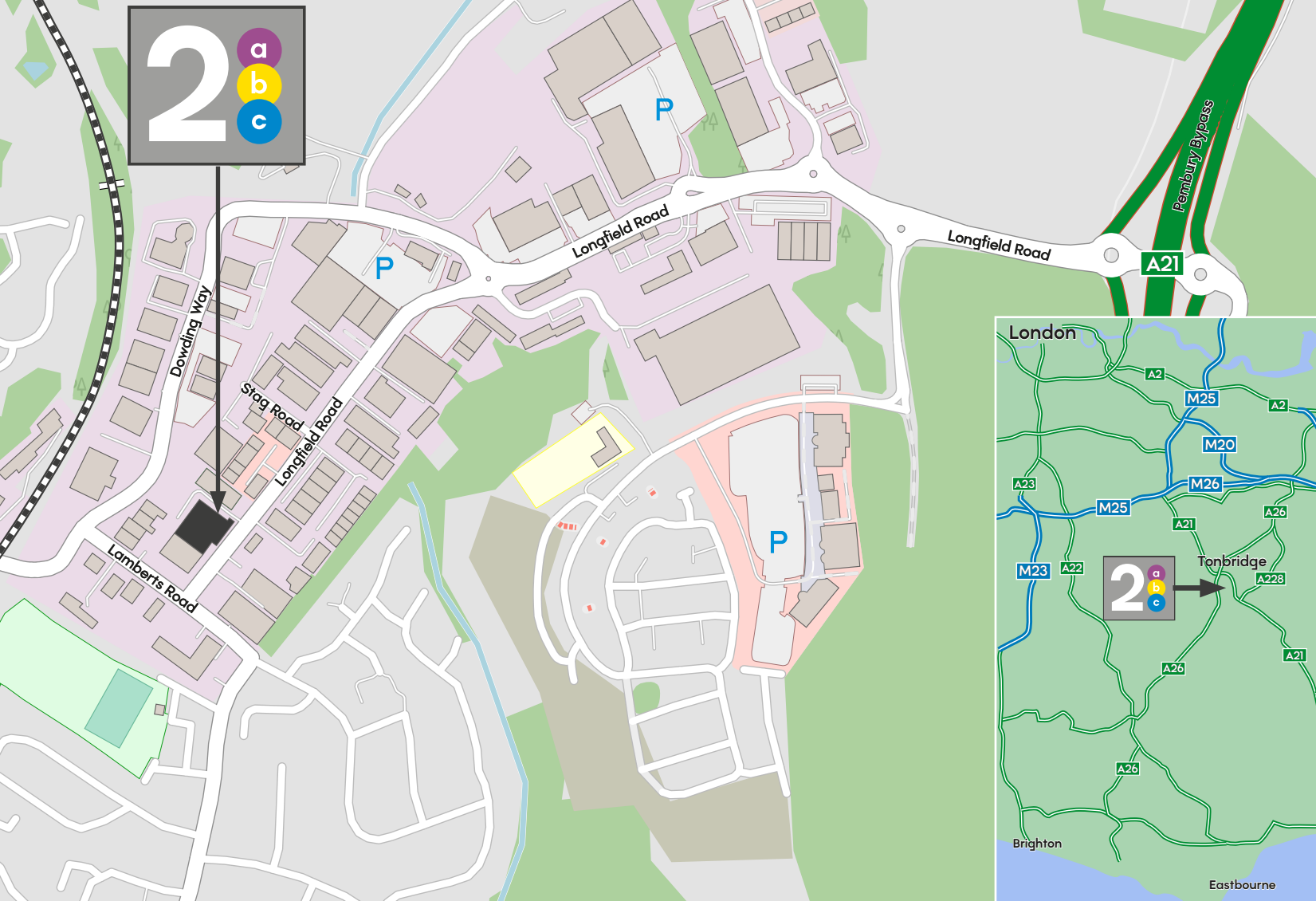
2b

2c

Lambert's Road

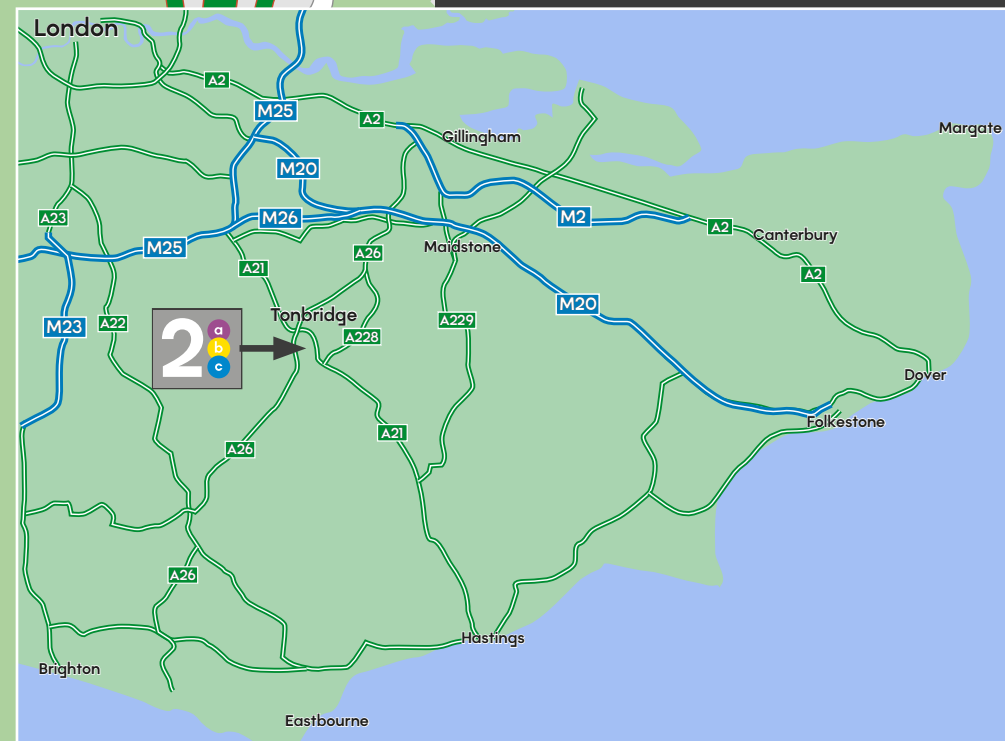
Longfield Road

Location TN2 3EY



Longfield Road is located to the North of Tunbridge Wells Town Centre on the established North Farms Industrial Estate. It is 1 mile from the Pembury by-pass (A21(T)) to the East, and A26 to the West. The A21(T) provides good access to the motorway network via the M25, with Junction 5 being 14 miles to the north.

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



Description

- Purpose built refurbished industrial units, currently arranged as 3 interlinking bays.
- Available individually or combined. The interconnecting walls could be removed if not required.
- 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 allocated parking, to the side and rear, with access from both Longfield Road and Lamberts Road. Free car parking is also available on Longfield Road.
- The units have been subject to a comprehensive refurbishment which includes a new roof.

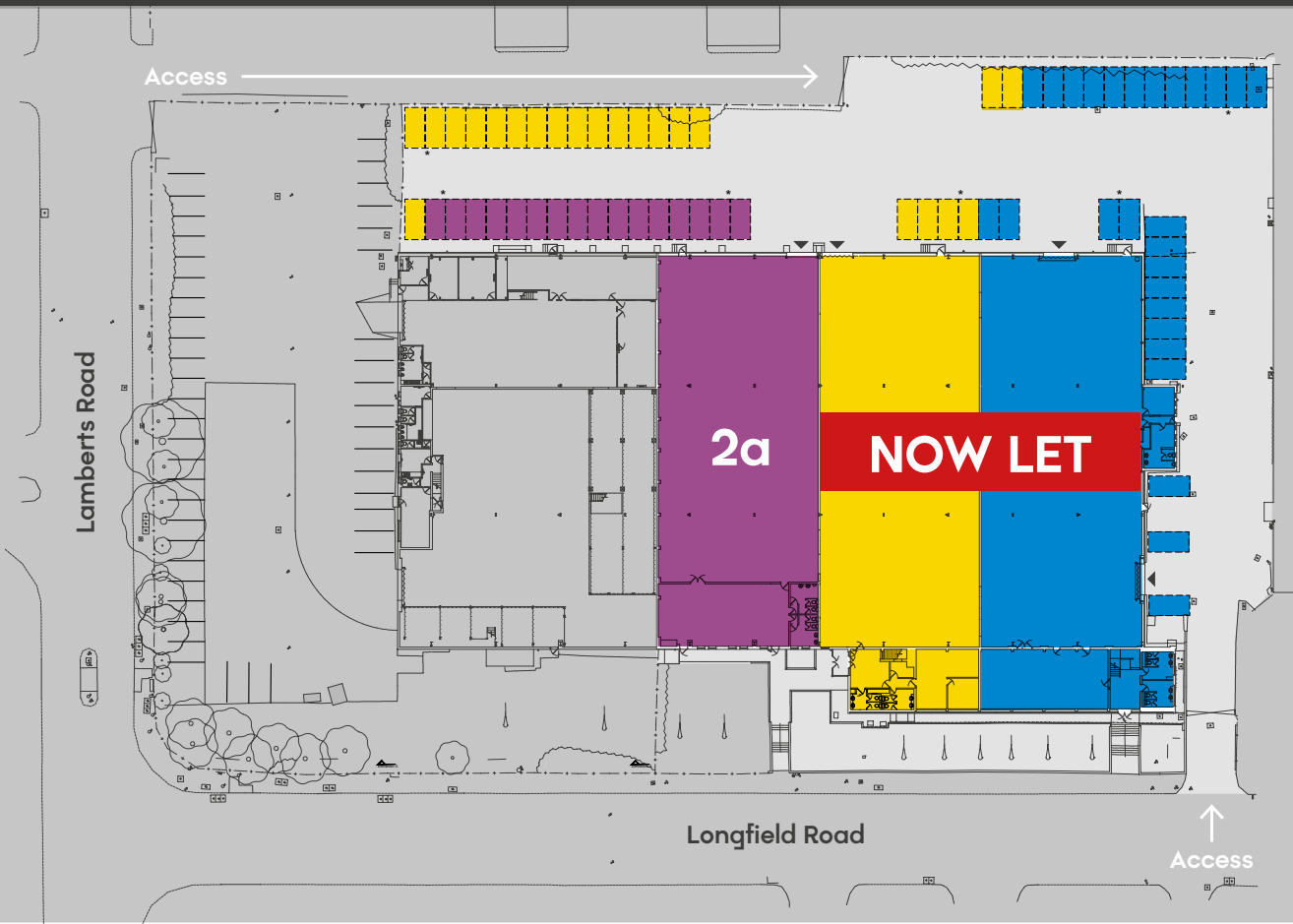
2b



2c

Accommodation

Unit	Areas	SQ FT	SQ M
2a	Warehouse	7,827	727
	Offices	1,508	140
Subtotal		9,335	867
2b	Warehouse	9,415	875
	Offices	2,325	216
Subtotal		11,740	1,091
2c	Warehouse	9,203	855
	Offices	3,515	327
	WC/ Mess	291	27
Subtotal		13,009	1,209
Grand total		34,084	3,167



Further Information

Rents

On application. The rents will be 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 assessed.

Service Charge

On application

Viewing Arrangements

By appointment through the letting agents:

Rupert Farrant
rupert@durlings.co.uk

Julie Chalmers
julie.chalmers@durlings.co.uk

Tel: 01892 552 500



chartered surveyors
and property consultants

22 Mount Ephraim Road,
Tunbridge Wells,
Kent TN1 1ED

www.durlings.co.uk

EPC

The units have the following EPC ratings:

Unit 2a - B31

Unit 2b - B29

Unit 2c - B36



**North
Farms**
Industrial
Estate

Longfield Road,
Tunbridge Wells,
Kent TN2 3EY



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