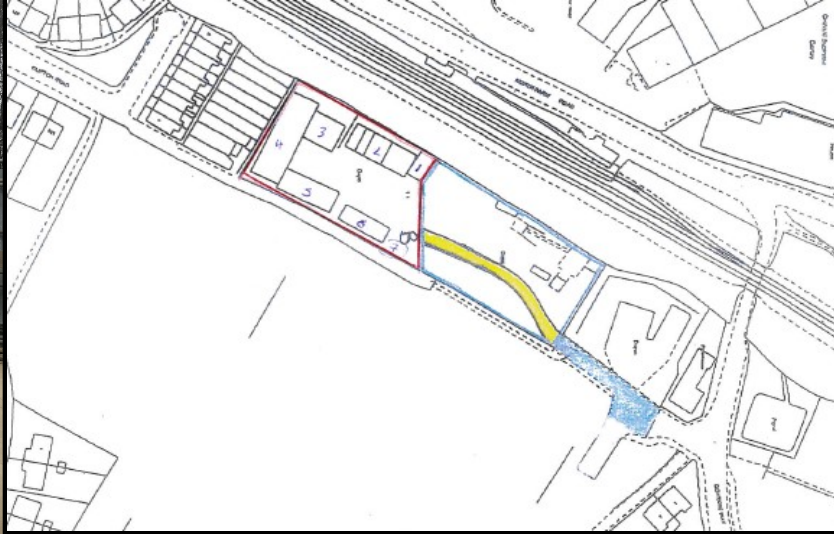




Lamberts Yard • Dowding Way • North Farms Industrial Estate • Tunbridge Wells • Kent TN2 3AX

Commercial Yard with Buildings – approx. 0.5 acres – To Let



**chartered surveyors
and property consultants**

COMMERCIAL

Location

Tunbridge Wells is located approximately 40 miles SE of central London and approximately 1.6 miles S of the M25 (J5) via the A21. Neighbouring towns include Sevenoaks, Tonbridge and East Grinstead.

Main line rail services are provided from High Brooms station, just behind the property, to London (Charing Cross and Cannon St) in approximately 45 minutes.

Dowding Way links the High Brooms and North Farms Industrial estates, which are dissected by the railway line.

Lamberts Yard is just off Dowding Way, on the eastern side of the railway bridge. The property is accessed over an adjoining cement plant yard, and with a full right of way in this respect.

Description

A secure fenced yard with a concrete surface and a selection of basic buildings, with water and electricity on site.

There is 24/7 access.

The site area extends to approximately 0.5 acres (source: - Promap).

The buildings comprise: -

Unit 1 – Showroom Area –	560 sq ft
- Workshop 1 –	675 sq ft
- Workshop 2 –	505 sq ft

Unit 2 – Workshop	810sq ft
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Unit 3 – Office Portacabin	780 sq ft
Totals –	3330 sq ft (309 sq m)

Site Area -	0.5 acres (0.2 ha)
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Terms

Available immediately. A new lease of up to 2 years is available by arrangement. Further details on request.

Guide Rent

Offers in excess of £25,000 pax, plus VAT.

Business Rates

The Rateable Value is £24,000. The Landlord is currently appealing the rating. However, interested parties are advised to check the amount payable direct with Tunbridge Wells Borough Council – 01892 526121.

Viewings

By appointment and accompanied - contact the sole agents.

- **Easy access to the A21(T)**
- **0.5-acre secure compound**
- **Flexible Use – 24/7**
- **Services on site**
- **Close to High Brooms main line rail station**

Details updated : 14.04.22

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