



chartered surveyors
and property consultants



Unit 3 Lamberts Park • Lamberts Road • North Farm Industrial Estate • Tunbridge Wells • Kent TN2 3YA

High quality light industrial unit with trade counter use - To Let – 2630 sq ft (244.34 sq m)



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Description

High quality trade counter warehouse / industrial unit.

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

There is parking in front of the unit and an additional 6 allocated spaces opposite

Rent

Unit 3 - £43,395 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

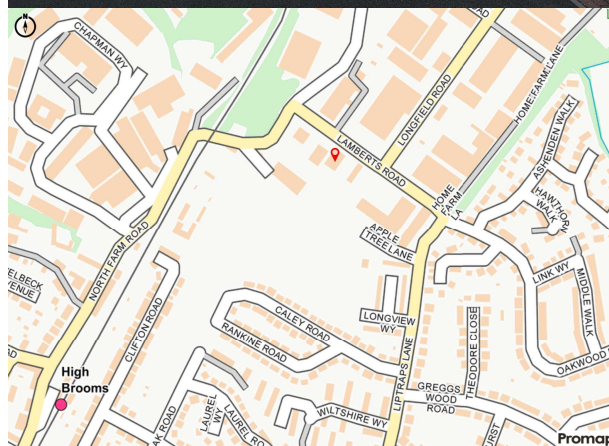
On application.

Rateable Value

£35,750 – Interested parties should clarify the actual amount payable for the year with Tunbridge Wells Borough Council – 01892 526121

Viewing/Enquiries

For all enquiries, please contact: Rupert Farrant – rupert@durlings.co.uk
01892 552 500



COMMERCIAL

**Contact Rupert Farrant
or Julie Chalmers on**

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