

chartered surveyors
and property consultants



Dowding Way • North Farm Industrial Estate • Tunbridge Wells • Kent TN2 3AX
Yards - To Let – up to 1 acre approx.

Location

Tunbridge Wells is located approximately 40 miles SE of central London and approximately 16 miles south of the M25 (J5) via the A21. Neighboring towns include Tonbridge and Sevenoaks. Main line rail services are provided from High Brooms station, just behind the property, to London (London Bridge, Charing Cross and Cannon Street) in approximately 45 minutes. Dowding Way links the High Brooms and North Farm Industrial estates, which are dissected by the railway line. Lamberts Yard is just off Dowding Way, on the eastern side of the railway bridge (North Farm Industrial Estate).

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 in total extends to approximately **1 acre** (source: - Promap).

The site could be divided 50:50.

The rear 50% have the existing buildings, as follows:

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

Unit 2 – Workshop 810sq ft

Unit 3 – Office Portacabin 780 sq ft

Totals – **3330 sq ft** (309 sq m)

Terms

New lease terms by arrangement. Further details on request.

Rent

On application.

Business Rates

To be reassessed.

Viewing

Strictly by appointment and accompanied as there is an occupier on part of the site - contact the sole agents.

Important Note

Property Misdescriptions Act:

DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

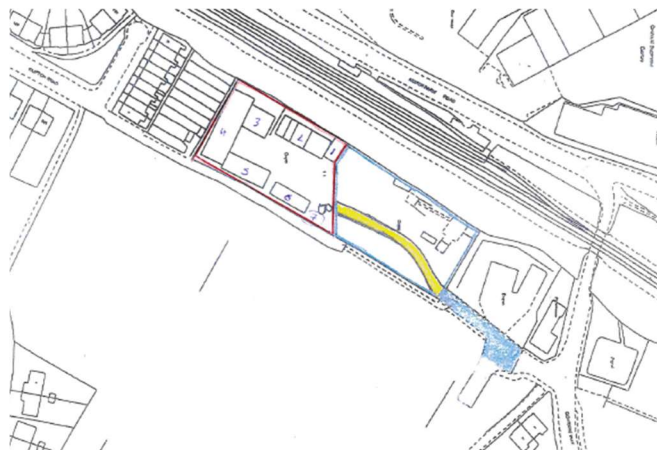
(i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.

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(v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



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