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# TO LET

## INDUSTRIAL AND WAREHOUSE – 5,459 SQ FT (507.14 SQ M)

1 Lamberts Road, Tunbridge Wells, Kent, TN2 3EH

## DESCRIPTION

1 Lamberts Road is a warehouse unit with offices to the front. There is a large parking area to the front with a generous yard to the rear. The unit has a loading door to the side and rear.

## LOCATION

The unit is located on Lamberts Road, adjoining Longfield Road where other operators such as Screwfix, Kwik Fit, Topps Tiles and Toolstation are located.

The A21 Pembury Bypass is 1 mile away providing access to Hastings to the South and Sevenoaks to the North.

Tunbridge Wells Railway Station is 2.3 miles away providing direct services to London Charing Cross and Cannon Street and South to Hastings.

## ACCOMMODATION (GROSS INTERNAL AREA)

| | SQ FT | SQ M |
|---|---|---|
| Ground Floor | 5,459 | 507.14 |

## AMENITIES / OPPORTUNITY

- Generous yard to the rear and parking to the front
- 3-phase electricity
- Min eaves 3.5m and max eaves 3.7m
- 2 x roller shutter doors - 4m (w) x 3m (h)
- LED lighting - translucent roof lights
- Office accommodation to the front
- WC accommodation

## RENT

The unit is available by way of an assignment or sublease. The current passing rent is £57,500pax with a lease expiry on 23 June 2030. Alternatively a new, longer lease may be available direct with the landlord subject to discussions.

## RATES

The current Rateable Value of the property is £51,500,

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

An EPC is being prepared and will be available shortly.












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