PROMINENT TRADE COUNTER UNIT TO LET

5,596 SQ FT
(519.95 SQ M)

UNIT 4

Deacon

INDUSTRIAL ESTATE

LAMBERTS ROAD • TUNBRIDGE WELLS • TN2 3EH

- PRIME TENANT MIX INCLUDING GSF CAR PARTS, DULUX DECORATOR CENTRE & YESSS ELECTRICAL

THE PROPERTY

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The property is situated in the heart of North Farms Industrial Estate, the central commercial and industrial area within Tunbridge Wells, comprising a dense mix of industrial, trade and retail warehousing, supermarkets and automotive occupiers. The property is positioned in a highly prominent corner location at the junction of Lamberts Road with Dowding Way, just two miles from Tunbridge Wells town centre. National occupiers in the immediate area include Screwfix, Toolstation, Topps Tiles, Halfords, and Audi.



A21 and M25 close

Generous Car Parking

Electric Roller Shutter Door

Lower Ground Floor Offices



SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
Warehouse	4,829	448.7
Lower Ground Floor	767	71.25
Total	**5,596**	**519.95**

43,905

Households within a 3 mile radius

27.7%

Shopper Profiles as "Executive Wealth"*

*tunbridgewells.gov.uk

The unit is of regular configuration and steel portal frame construction with full height brick elevations under a steel pitched roof. Externally, there is a roller shutter loading door with access for deliveries and generous car parking to the front, side and rear elevations.

Unit 4 benefits from additional lower ground floor space, which is utilised as storage and fitted offices.

LOCATION

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Cycling Time

HIGH BROOMS STATION	2 Mins
TUNBRIDGE WELLS TOWN CENTRE	11 Mins

Royal Tunbridge Wells benefits from excellent transport links, with the A21 dual carriageway located less than 1 mile away, providing direct access to Junction 5 of the M25. High Brooms Railway Station is within walking distance of the property, providing regular services to London Bridge, with a journey time of 41 minutes.

what3words:///chair.sleepy.refers

FURTHER INFORMATION

Royal Tunbridge Wells is an affluent commuter town in Kent, 12 miles south of Sevenoaks, 17 miles south west of Maidstone and 30 miles south east of London.

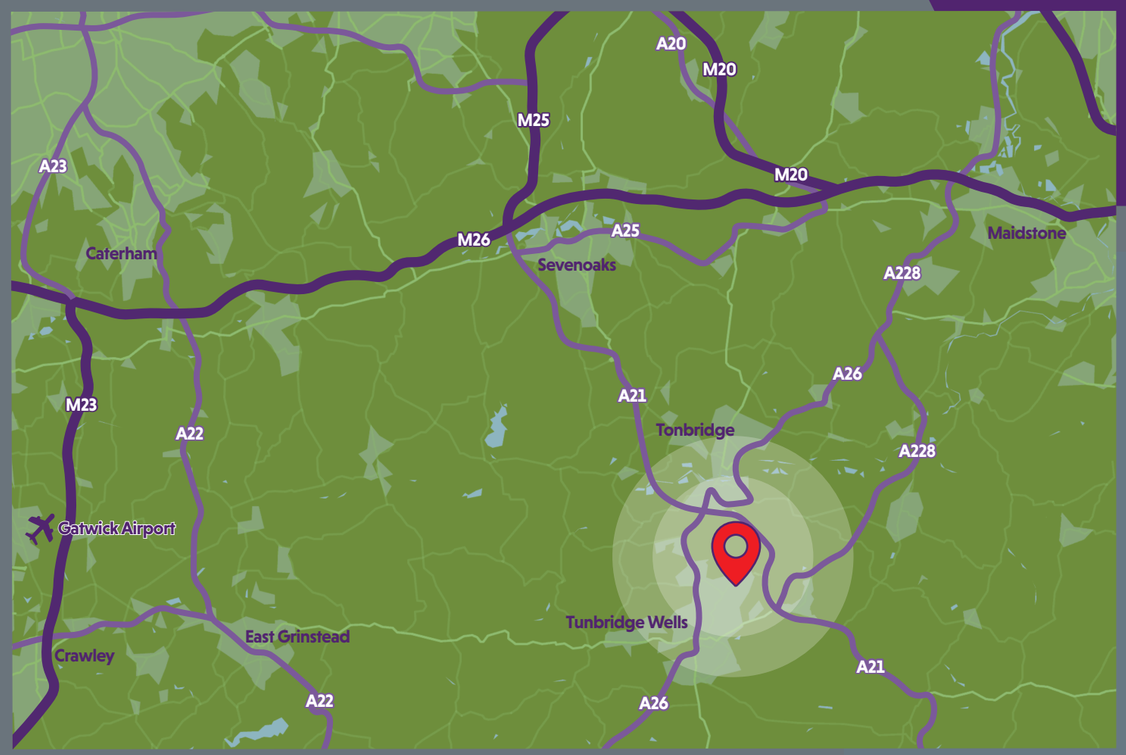
By Car:

LOCATIONS	Miles	Mins
Sevenoaks	12	0:19
Maidstone	17	0:36
Woolwich, London	32	0:51
Crawley	42	0:58
Crowborough	33.5	1:03

ROADS	Miles	Mins
A21	1	0:03
A26	1.3	0:08
M25	15	0:18
M20	16	0:29

AIRPORTS	Miles	Mins
Gatwick	36	0:50
Heathrow	39	1:21
Stansted	64	1:09

PORTS	Miles	Mins
Port of London	33	0:41
Dover	63	1:19
Portsmouth	95	1:47



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VAT: All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES: Rateable value £52,000

TERMS: The premises are available to let on terms to be agreed. Rent upon application.

SERVICE CHARGE: The service charge for the year ending 30/09/2026 is £6,120.53. Insurance premium for year ending 29/09/2026 is £1,552.24

EPC: B-36 valid until 31 May 2036.

CONTACT:

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