

Unit 3, Lamberts Park

3 Lamberts Road, Tunbridge Wells, Kent, TN2 3YA



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Industrial / Warehouse To Let

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Key Features

- Eaves Height of 6.3m rising to 7.6m at the rear
- Floor loading 37.5kN/m²
- EPC – B
- 3 Phase Electricity (45KVA)
- Power sectional loading doors 4m x 5.75m
- 6 Car Parking Spaces

Description

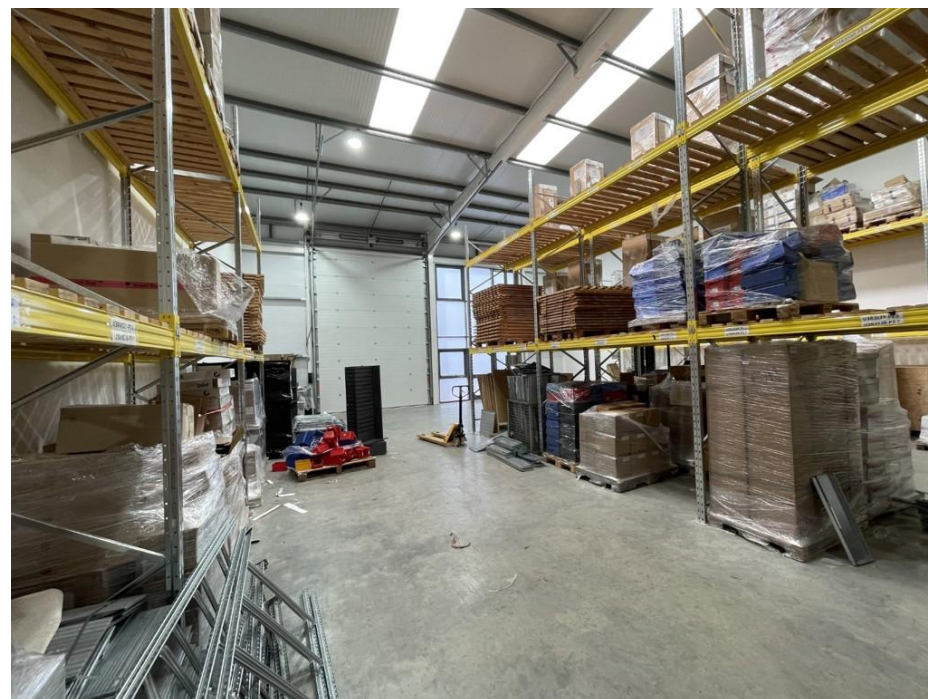
HIGH QUALITY CLASS E (B1), B2, B8 & TRADE COUNTER INDUSTRIAL UNIT -- TO LET

The unit forms part of a modern terrace of 5 industrial/warehouse units on a gated and secure self-contained site. The units are constructed with steel portal frame and profile clad elevations. The units benefit from a prominent frontage, with large full-height glazed windows providing natural light to the interior, and an up and over roller shutter door for loading access.

Externally there is good car parking to the estate with Unit 3 being allocated 6 car parking spaces



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Accommodation

The property is a mid-terrace steel-framed industrial unit with profile sheet cladding and full-height glazing providing excellent natural light. The unit benefits from good eaves height of approximately 6.3m at the front, rising to 7.6m at the rear.

The property has a Gross Internal Area (GIA) of **2,558 sq ft (237.65 sq m)**.

There are six dedicated parking spaces opposite the unit, with additional parking to the front.

Specification includes a powered sectional loading door (4m x 5.75m), floor loading of 37.5kN/m² and 3-phase power (45kVA).

Rateable Value

RV £35,750 @ 49.9p in the £

Rates payable £17,839.25 for the year 2025/26

The RV is due to change with effect April 2026 to £44,000

Rent

£42,000 per annum

Legal Costs

Each side to bear its own legal and professional costs.

EPC

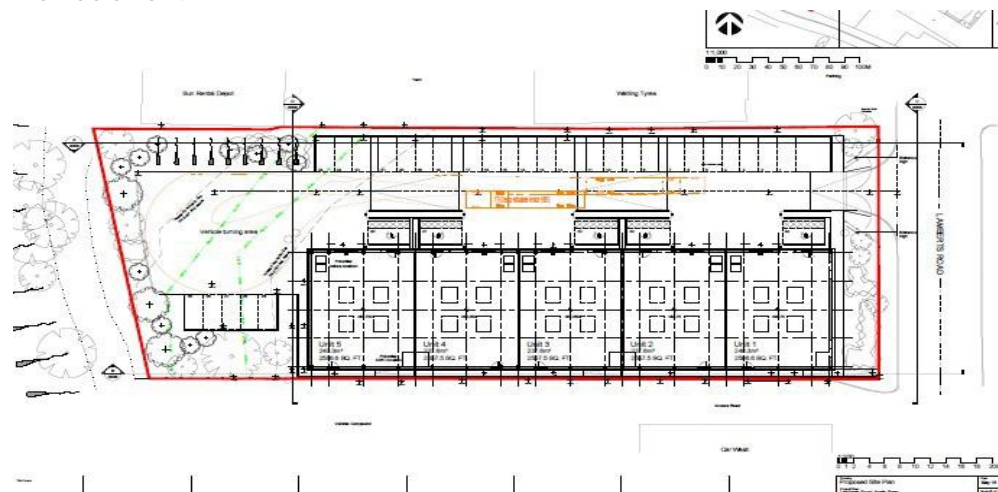
Rating (B) 42

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent. The Lease is to be outside the Landlord & Tenant Act 1954 Part II

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate. Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.



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Location

Lamberts Way is located to the North of Tunbridge Wells Town Centre on the North Farm Industrial Estate, approximately 1 mile from the Pembury by-pass Junction. High Brooms mainline railway station serves the area 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.

What3Words Location:- <https://w3w.co/gross.gosh.played>

For all Viewings and Enquiries contact:

Strictly by prior appointment through the surveyors, or joint agents -
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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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