

**2abc** North Farm  
Industrial Estate

Longfield Road, Tunbridge Wells, Kent TN2 3EY

**UNIT A -  
9,335 SQ FT  
LAST REMAINING UNIT**



**3 Refurbished  
Interconnected  
Units To Let**

**9,335 up to  
34,000 sq ft  
(867-3,167 sq m)**





Dowding Way

2a

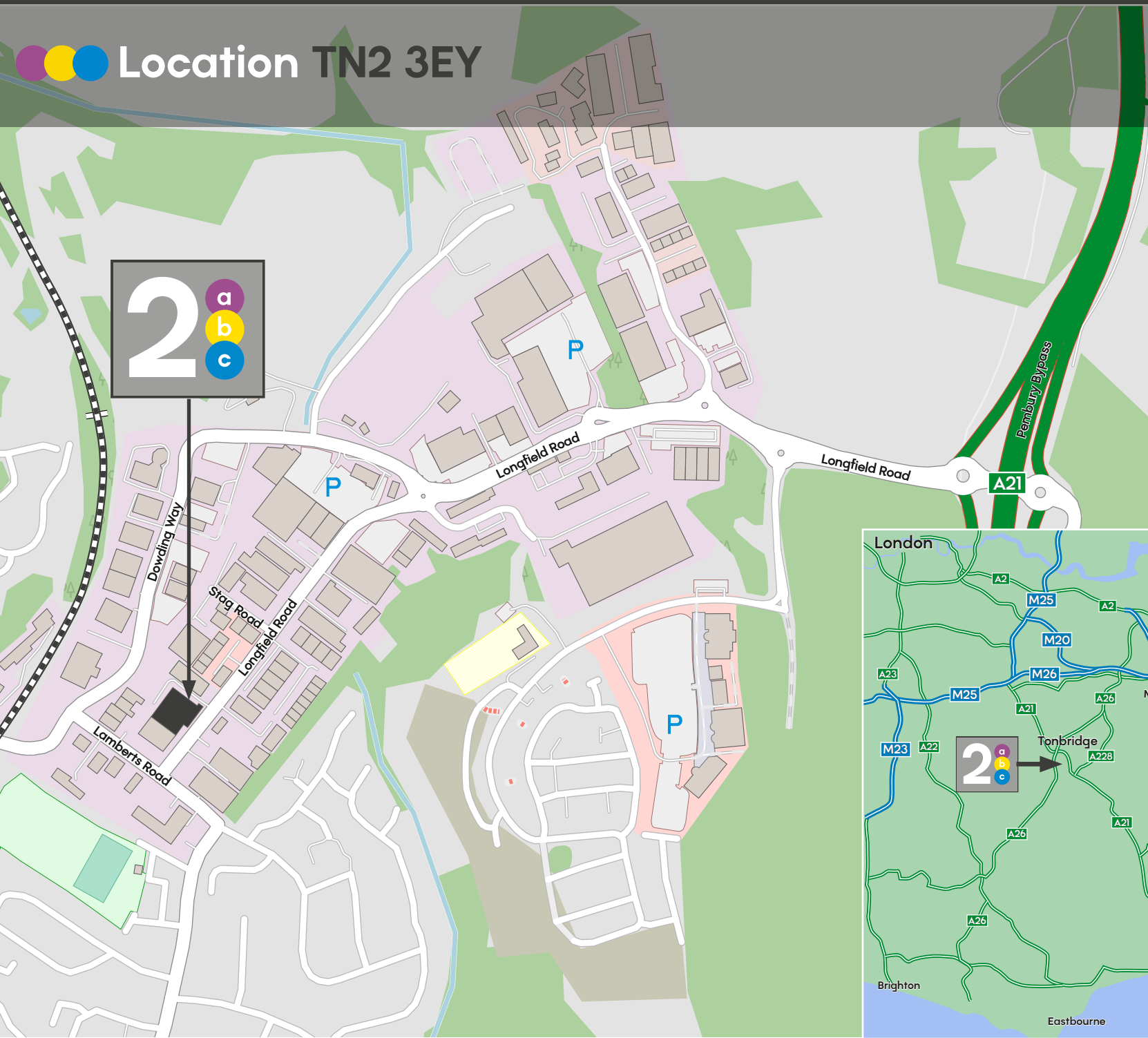
2b

2c

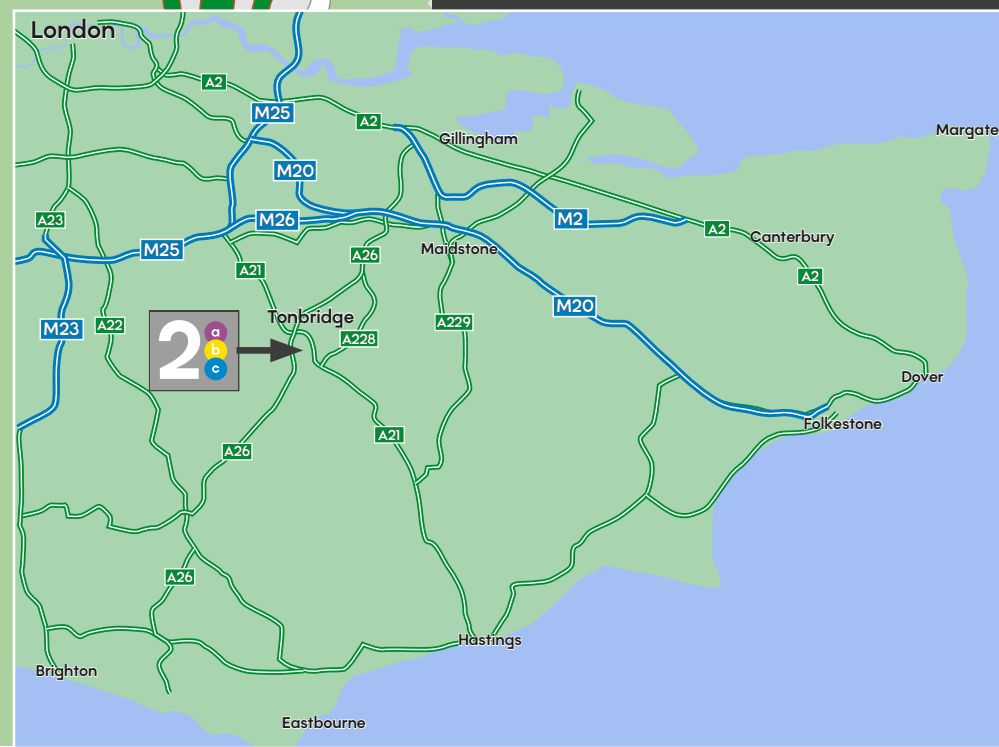
Lamberts Road

Longfield Road

# Location TN2 3EY



Longfield Road 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 (A21(T)) to the East, and A26 to the West. The A21(T) provides good access to the motorway network via the M25, with Junction 5 being 14 miles to the north. There is a direct main line train service to London from High Brooms Station, being ½ mile distant.



# Description

- Purpose built refurbished industrial units, currently arranged as 3 interlinking bays.
- Available individually or combined. The interconnecting walls could be removed if not required.
- Units 2a & 2b have dock level loading at the rear, and 2c has a level loading door to the side.
- The minimum eaves height is approximately 5 metres.
- Each of the office areas can be accessed independently and directly off Longfield Road. The offices to units 2b and 2c are two storey, and 2a single storey.
- There is good sized service yard and allocated parking, to the side and rear, with access from both Longfield Road and Lamberts Road. Free car parking is also available on Longfield Road.
- The units have been subject to a comprehensive refurbishment which includes a new roof.

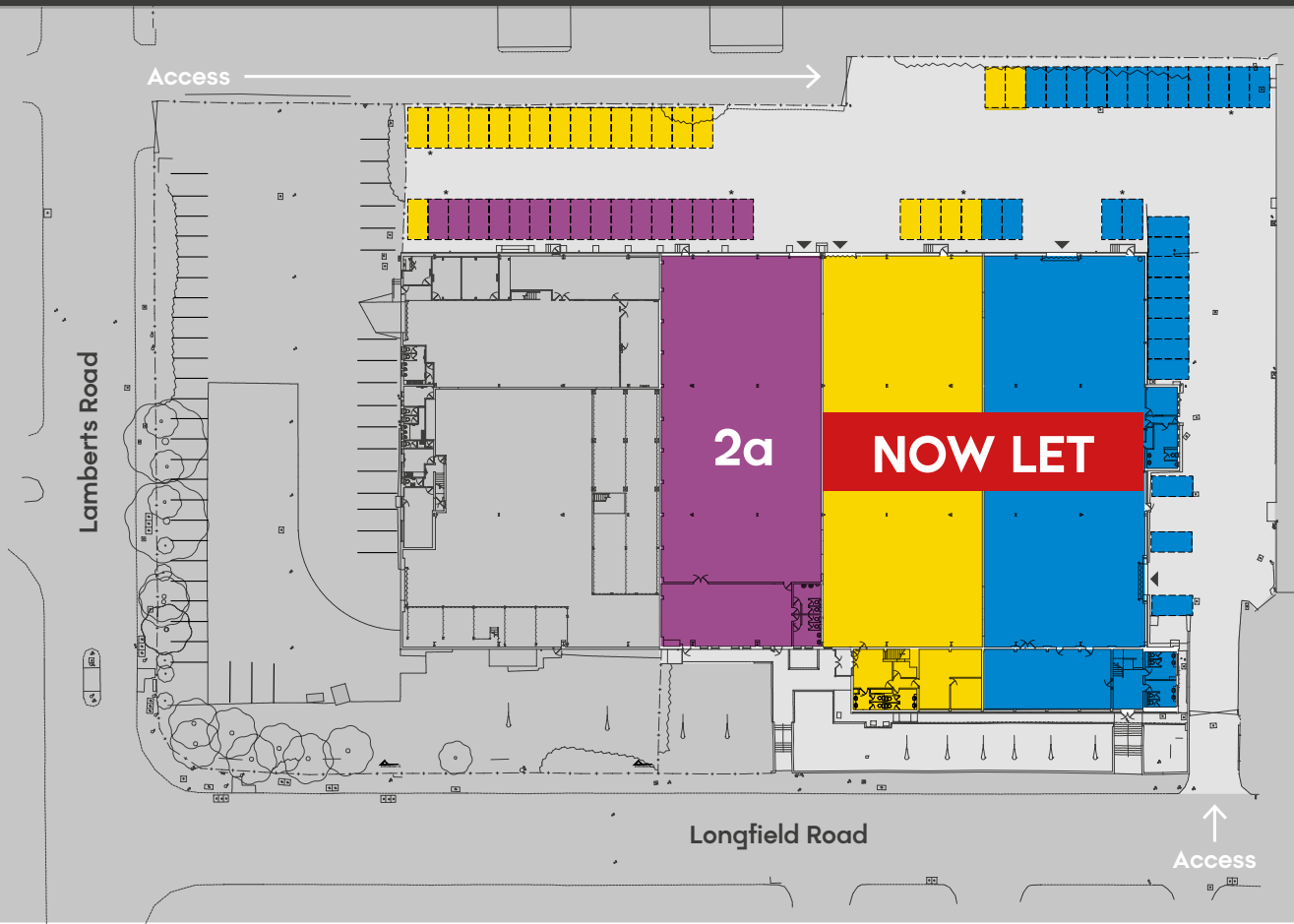
2b



2c

# Accommodation

Unit	Areas	SQ FT	SQ M
<b>2a</b>	Warehouse	7,827	727
	Offices	1,508	140
<b>Subtotal</b>		<b>9,335</b>	<b>867</b>
<b>2b</b>	Warehouse	9,415	875
	Offices	2,325	216
<b>Subtotal</b>		<b>11,740</b>	<b>1,091</b>
<b>2c</b>	Warehouse	9,203	855
	Offices	3,515	327
	WC/ Mess	291	27
<b>Subtotal</b>		<b>13,009</b>	<b>1,209</b>
<b>Grand total</b>		<b>34,084</b>	<b>3,167</b>



# Further Information

## Rents

On application. The rents will be exclusive of other outgoings.

## Terms

New lease terms by arrangement.

## EPC

The units have the following EPC ratings:

Unit 2a - B31

Unit 2b - B29

Unit 2c - B36

## Business Rates

Currently there is a single assessment for the three units with a rateable value of £163,000. Should the units be leased separately then the rateable values will need to be assessed.

## Service Charge

On application

## Viewing Arrangements

By appointment through the letting agents:

**Rupert Farrant**

[rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

01892 552 500

**Julie Chalmers**

[julie.chalmers@durlings.co.uk](mailto:julie.chalmers@durlings.co.uk)

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durlings

chartered surveyors  
and property consultants

  
Altus Group

  
2  
a  
b  
c

North  
Farm  
Industrial  
Estate

Longfield Road,  
Tunbridge Wells,  
Kent TN2 3EY



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