



Preliminary Details

**AN OPPORTUNITY TO JOIN GSF CAR PARTS,
YESSS ELECTRONICS & DULUX DECORATORS CENTRE**

5,596 sq ft (519.86 m²)

**TRADE COUNTER UNIT
TO LET**



**UNIT 4 DEACON INDUSTRIAL ESATE
LAMBERTS ROAD
TUNBRIDGE WELLS
KENT
TN2 3EH**

01732 897997

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Bishop Whitehead Ltd. nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

LOCATION: The property is located in the heart of the North Farm Industrial Estate, a vibrant commercial and industrial area comprising a dense mix of industrial, trade counter, retail warehousing, supermarkets and automotive occupiers.

DESCRIPTION: An end of terrace unit accessed from Lamberts Road which and enjoys high visibility from Dowding Way. Other trade counter occupiers on the estate include GSF Car Parts, Yesss Electrical and Dulux Decorator Centre.



ACCOMMODATION:

Ground Floor		
Warehouse	4,829 sq ft.	448.63 m ²
Lower Ground Floor		
Office and ancillary	767 sq.ft.	71.23 m ²
	5,596 sq.ft	384.1 m²

RATABLE VALUE: £52,000 **EPC:** Band B (49) valid until April 2034

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

*For further information and viewing, contact Tim Bishop on 07808 328051
or our joint agents Stiles Harold Williams*

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