



FENTON'S RINK  
Curling in Kent  
ENTRANCE



COMMERCIAL BUILDING, DUNDALE FARM  
DUNDALE ROAD | ROYAL TUNBRIDGE WELLS | KENT | TN3 9AQ  
TO LET – AVAILABLE AS A WHOLE OR AS TWO UNITS



**Lambert  
& Foster**



## COMMERCIAL BUILDING, DUNDALE FARM, DUNDALE ROAD, ROYAL TUNBRIDGE WELLS, KENT TN3 9AQ

The Commercial Building at Dundale Farm provides spacious, flexible commercial accommodation with good access and allocated parking. The building can be divided into two distinct units, or is otherwise available as a whole, providing warehouse storage and office space.

ROYAL TUNBRIDGE WELLS 4 MILES | A21 1.5 MILES | LAMBERHURST 5.5 MILES



### SITUATION

Dundale Farm is situated in a rural but convenient location 5.5 miles north-west of Lamberhurst and 4 miles east of Royal Tunbridge Wells with both providing a range of amenities. The property is located only 1.5 miles from the A21 Kippings Cross junction and just under 3 miles from Frant train station, on the London-Hastings line.

### DESCRIPTION

- Large storage warehouse and office spaces on a quiet farm site.
- 3 allocated parking spaces, plus shared use of yard area
- Secure site with keycode entry and 24h security cameras

### UNIT 1 – RENT **£50,000 PER ANNUM**

Storage Warehouse 824 sqm (8869 sqft)

### UNIT 2 – RENT **£15,000 PER ANNUM**

- Open plan office 144 sqm (1550 sqft)
- Meeting Room 27 sqm (289 sqft)
- Storage/workshop area with external access 27 sqm (286 sqft)

**AVAILABLE AS A WHOLE – RENT **£65,000 PER ANNUM****



## UNIT 1

### Storage Warehouse

- Roller shutter access doors with ramped access (5.5m wide x 4m high & 4m wide x 3.6m high respectively)
- 3 Phase Electricity
- De-humidifier

## UNIT 2

Currently set out as a bar area and changing room, these spaces could be easily reconfigured to provide an open plan office with separate meeting room and storage.

## PARKING

There are 3 allocated parking spaces outside the building, and Tenants also have shared use of the adjacent yard.

## USE

Uses falling within Use Class B8 and E will be considered.

## SERVICES

Mains electricity, water and drainage. Unit 1 receives additional electricity from solar panels. Unit 2 is centrally heated from an oil-fired boiler. The water and drainage are arranged by the Landlord and recharged to the Tenant. Fibre broadband connection is available, to be arranged by the Tenant.

## REPAIRING AND INSURING RESPONSIBILITY

Tenants will be responsible for internal repairs only. The Landlord will insure the building and recover the cost from the Tenant.

## EPC RATING

Current Rating - C



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**RICS** arla | propertymark naea | propertymark

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