



Unit 2

Little Bayham, Lamberthurst, TN3 8BD

Industrial Unit with Good Access, Loading and Parking Provisions in a Picturesque Location

3,805 sq ft
(353.50 sq m)

- Available on a new lease
- Forecourt for loading and parking
- End-terrace industrial/warehouse unit
- Good vehicular access
- Excellent eaves height

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Summary

Available Size	3,805 sq ft
Rent	£28,000 per annum
Rateable Value	£46,500 Combined with Unit 1 - TBA. Current rateable value (1 April 2023 to present) £46,500, from 1st April 2026 future rateable value £55,000
VAT	Not applicable. Not elected for VAT.
EPC Rating	B

Description

Unit 2 Little Bayham is an end-terrace industrial/warehouse unit set within a small rural estate just outside Lamberhurst. The building was originally part of a working farm and has since been adapted to provide practical commercial accommodation suitable for storage, light industrial activities, or general workshop use. Its simple layout and open-plan floor area make it flexible for a range of occupiers who need straightforward, functional space.

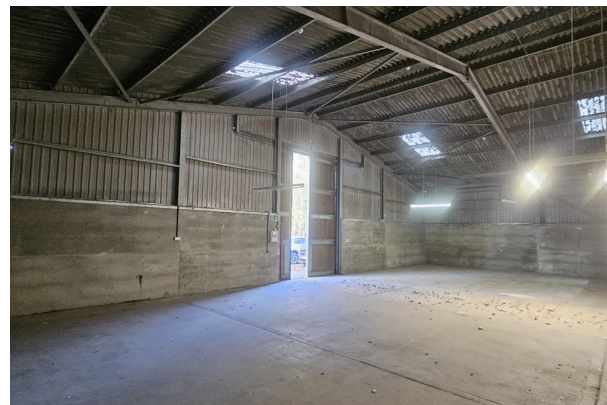
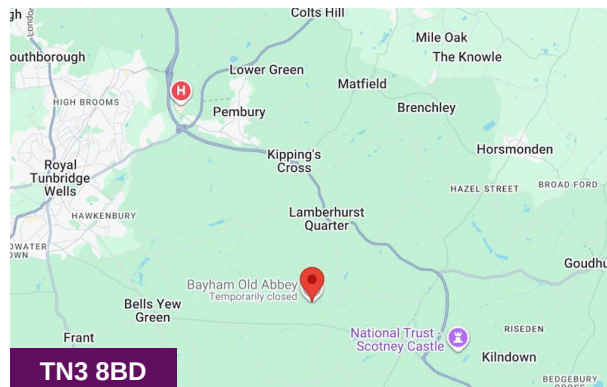
The property offers a Gross Internal Area of approximately 3,805 sq ft, which includes a heated and partitioned office of around 825 sq ft. This office space provides a useful addition for administrative or supervisory functions. There is a portacabin within providing kitchen and WC facilities for staff.

Externally, the unit benefits from a forecourt at the front, which can be used for parking, loading, and general access. While the estate is approached partly via a single-track road, the property is still accessible for most vehicles typically associated with industrial or workshop operations.

The property sits in a quiet, semi-rural position, making it suitable for occupiers who prefer a less built-up environment while still wanting reasonable links to nearby towns. The surrounding area is peaceful, with other converted farm buildings nearby providing a small community of commercial occupiers. The unit will be available on a new lease.

Location

Little Bayham is situated just to the east of Lamberhurst, within the wider Tunbridge Wells district in the South East. The area is known for its countryside setting, offering a mix of farmland, woodland, and smaller rural businesses. Although the property is set in a quiet location, it benefits from practical access to local roads connecting to Lamberhurst, Wadhurst, Tunbridge Wells, and the surrounding villages. This makes it a convenient base for businesses that serve both local clients and the wider Kent and East Sussex area.



Viewing & Further Information



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