



## 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

# Unit 2, Little Bayham, Lamberthurst, TN3 8BD

## 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	Upon enquiry

## Description

Unit 2 Little Bayham is an end-terrace industrial/warehouse unit set within a small rural estate just outside Lamberthurst. 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.

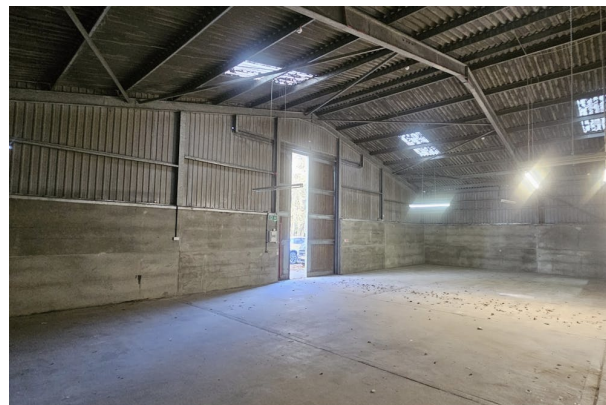
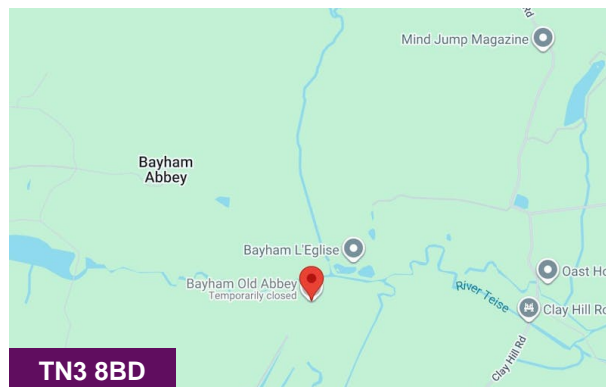
The property offers a Gross Internal Area of approximately 3,805 sq ft, which includes a heated and partitioned office of around 825 sq ft. This office space provides a useful addition for administrative or supervisory functions. There is a portacabin within providing kitchen and WC facilities for staff.

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 Lamberthurst, 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 Lamberthurst, 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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