

Unit 7, Nepicar Park

London Road, Wrotham, Sevenoaks, Kent, TN15 7AF



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Prime Location Industrial / Warehouse TO LET

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Key Features

- Class E (B1), B2 & B8 Consent
- 'Powder Float' concrete floor 37.5 kN/m²
- 7m Eaves rising to 8.5m at the rear
- EPC A
- 7 Car Parking Spaces
- 3 Phase Power (45 kva)
- Secure Gated Estates
- Corner Unit With Feature Balcony

Description

Rarely Available High Quality Industrial Unit with Mezzanine ----- To Let

End of terrace industrial unit with feature first floor balcony located on the prominent Nepicar Park estates which is located on J2A of the M26 giving unrivalled access to the motorway network.

Nepicar Park is a secure, gated estate comprising of 15 units adjacent to the Oakdene Trading Estate which has occupiers such as Screwfix and Howdens.



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Accommodation

The property is an end of terrace unit with feature first floor balcony. Internally, the ground floor has an air conditioned reception office plus wcs and kitchen but is otherwise used as storage. A mezzanine floor has been installed to provide additional first floor storage to the rear and a boardroom to the front. The property benefits from LED warehouse lighting, air conditioned offices, electric shutter door. The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq Ft	Sq M
Ground Floor GIA	2,683	249.25
First Floor Mezzanine	2,382	221.29
Total GIA	5,065	470.54

Externally the property benefits from 7 car parking spaces.

3 phase electricity	Gas available
37.5kN/m2 concrete floor	Eaves 7m rising to 8.5m at the rear
Full height glazing	Fibre Broadband Available
Air conditioning	Kitchenette

Rateable Value

RV £36,250 @ 49.9p in the £

Rates payable £18,088.75 for the year 2025/26

Re-Assessment from April 2026 will see the RV increase to £37,250

EPC

Rating: A - 24

Rent

£52,500 Per Annum Exclusive

Service Charge

Service Charge to cover the upkeep and maintenance of the common estate. The current annual budget for Unit 7 is approx. £1,990.

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

Planning

The site has planning approval for Class E (B1(c)), B2 and B8 Uses. The hours of use are;

B1(c) and B8 uses to 6am - 10pm Monday to Friday and 6am - 4pm on Saturdays

B2 uses 6am - 7pm Monday to Friday and 8am to 4pm on Saturday

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs

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Location

The property is on the modern, established Nepicar Park estate and benefits from an unrivalled location, being on the A20 London Road, Wrotham at J2A of the M26 giving excellent connectivity to the M25/M26/M20/M2 motorways. Locally, excellent amenities are available in Wrotham Village with Borough Green and West Malling in close proximity.


What3Words Location <https://w3w.co/epic.onions.paint>

Drive Time	Miles	Mins
J2a of the M26 Motorway	0.2	1
J1a of the M25 Motorway (Dartford Crossing)	14.5	17
J6 of the M20 Motorway (Maidstone)	8.2	9

For all Viewings and Enquiries contact:



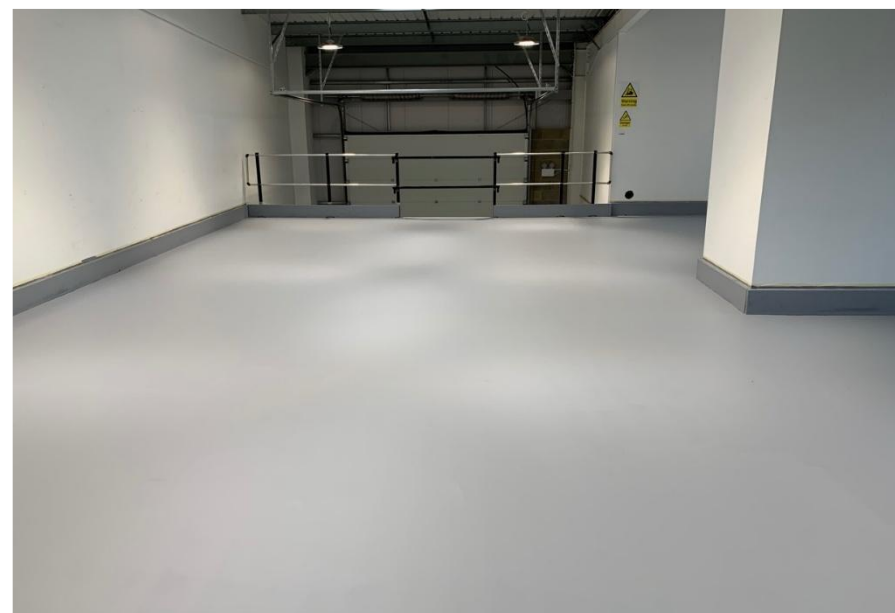
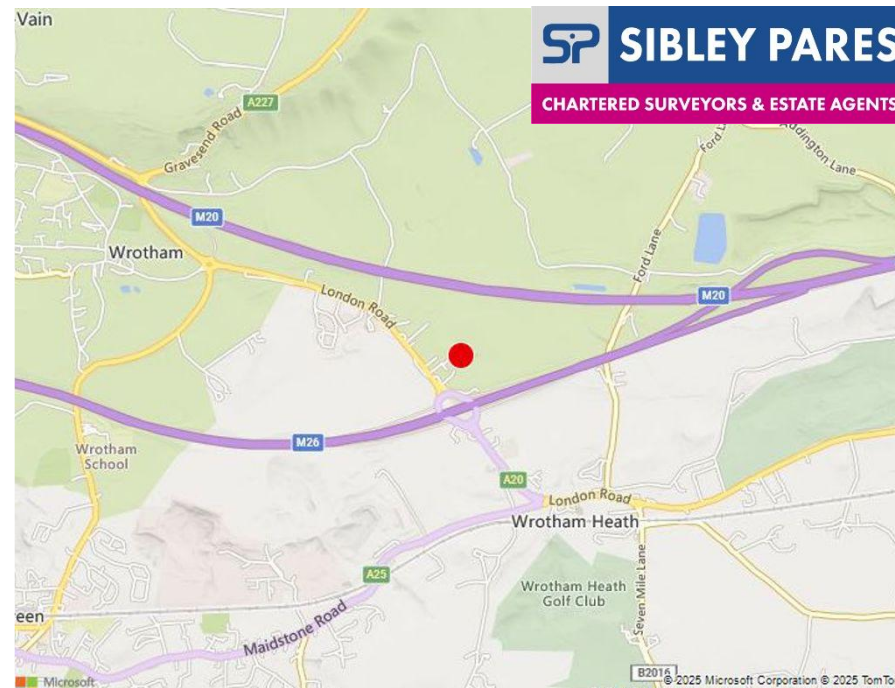
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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.