

UNIT 9 NEPICAR PARK

LONDON ROAD, WROTHAM, SEVENOAKS, KENT, TN15 7AF



Prime Location Industrial / Warehouse FOR SALE

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Key Features

- Class E (B1), B2 & B8 Consent
- 7m Eaves Rising to 8.5m at the rear
- Office Mezzanine with Storage plus Boardroom
- Secure Gated Estate
- 7 Car Parking Spaces
- Upgraded 3 Phase Power (400 amps)
- 'Powder Float' concrete floor 37.5 kN/m2
- EPC A

Description

-- FREEHOLD INDUSTRIAL UNIT WITH MEZZANINE FOR SALE – RARELY AVAILABLE – PRIME LOCATION -- FINISHED TO HIGH QUALITY SPECIFICATION --

Unit 9, Nepicar Park is a mid-terrace industrial unit with feature first floor mezzanine. Situated on the prominent and sought after Nepicar Park Estate, which is located on J2A of the M26, giving unrivalled access to the motorway network.

Nepicar Park is a secure, gated, high specification estate, comprising 14 units, adjacent to the Oakdene Trading Estate which has occupiers such as Screwfix and Howdens.



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Accommodation

The property is a mid-terrace industrial unit with a steel portal frame construction, feature cladding and brick elevations. Internally, the ground floor has an air conditioned entrance, WC's, and storage space, including 618 sq ft of floor to eaves height storage. The mezzanine floor has been installed to provide office space with a kitchenette to the front, a board room centrally, and additional first floor storage to the rear. The property benefits from LED warehouse lighting, zoned air-conditioning throughout, upgraded 3 phase electricity providing 400 (amps), and an electric up and over loading shutter door. The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq Ft	Sq M
Ground Floor GIA	2,554	237.26
First Floor Mezzanine	1,927	179
Total GIA	4,481	416.26

Externally the property benefits from 7 car parking spaces.

3 phase electricity – upgraded 400 amps.	Fibre Broadband up to 80mb download available
37.5kN/m2 concrete floor	Electronic up and over loading door
Fully airconditioned / zoned	Ladies and gents WC's
Eaves 7m rising to 8.5 at the rear	Kitchenette

Rateable Value

RV £41,000 @ 48p in the £

Rates payable £19,680 for the year 2026/27.

EPC

Rating: A – 24

Price

Guide Price £925,000

Freehold with Vacant Possession

Service Charge

Service Charge to cover the upkeep and maintenance of the common estate. The current annual budget for Unit 9 is approx. £2,142.95 pa.

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 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

Anti-Money Laundering Regulations

In accordance with HMRC Anti Money Laundering regulations, we must undertake full identity verification checks on all purchasers. Interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

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Location

Situated on the high-specification industrial/trade counter development of Nepicar Park. Located on the A20 London Road, Wrotham, on 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://what3words.com/woods.cherry.spared>

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:



Anastasia Raggett

anastasia.raggett@sibleypares.co.uk



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.

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