

Business Unit To Let or May Sell



**Unit 14, Nepicar Park
London Road**

WROTHAM
Kent TN15 7AF

Location

Wrotham lies between Sevenoaks and Maidstone between the M2 and M20 motorways. Nepicar Park fronts the A20 London Road close to J2a of M26 and J2 of M20.

Description

A high quality steel portal frame unit on a gated estate built in 2015. Warehouse height 23ft (7m) rising to 28ft (8.5m), 3 phase power, LED lighting, roller shutter door and glazed pedestrian access. Office reception, meeting room, kitchen and W/C. Air conditioning. Spiral stairs. Mezzanine with goods lift. Concrete forecourt plus further 3 car parking spaces. Two electric charging points. Use classes Eg, B2 and B8 uses.

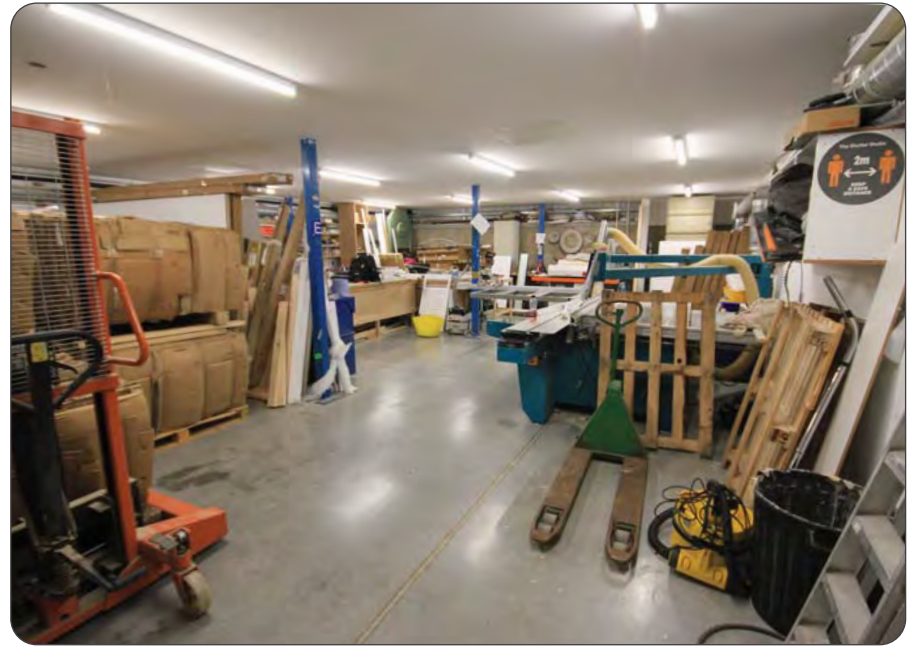
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|--------------|-------|-------------------|
| Ground | 2,560 | |
| First office | 255 | |
| Mezzanine | 2,084 | 4,899 sqft |

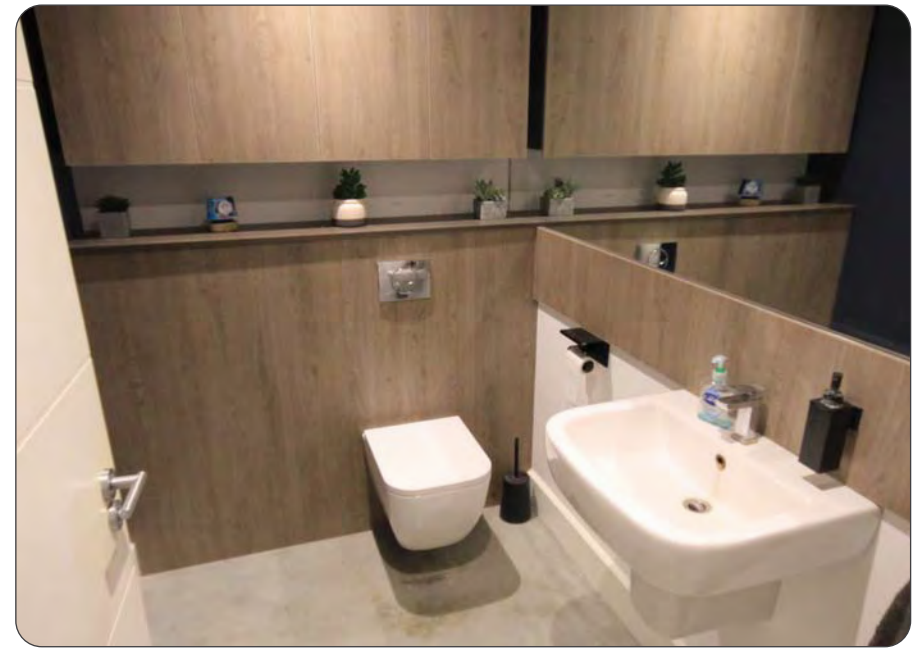
Terms

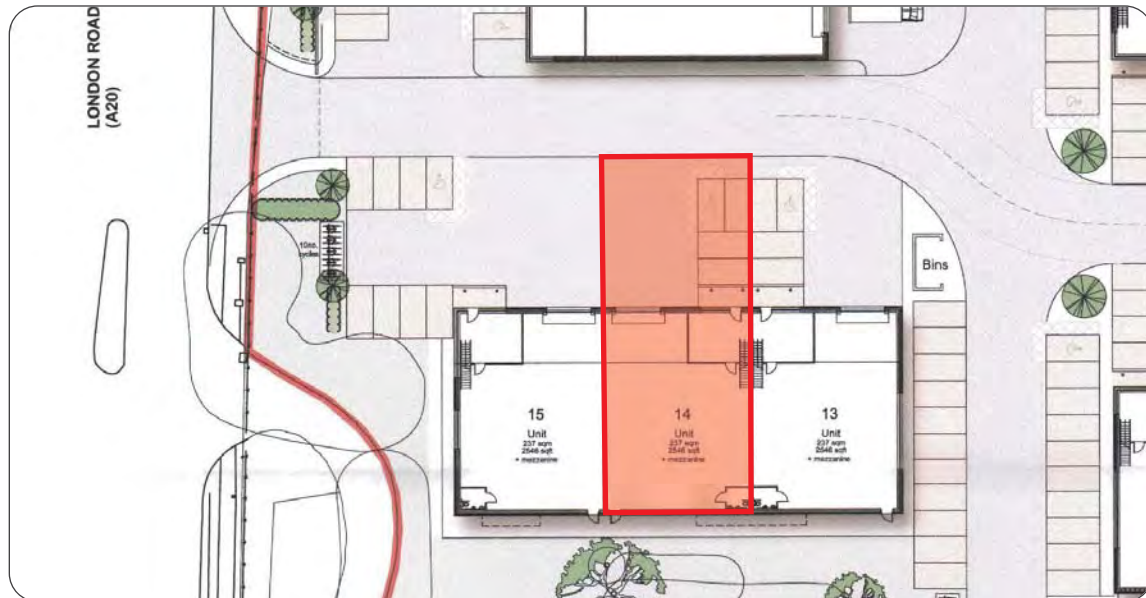
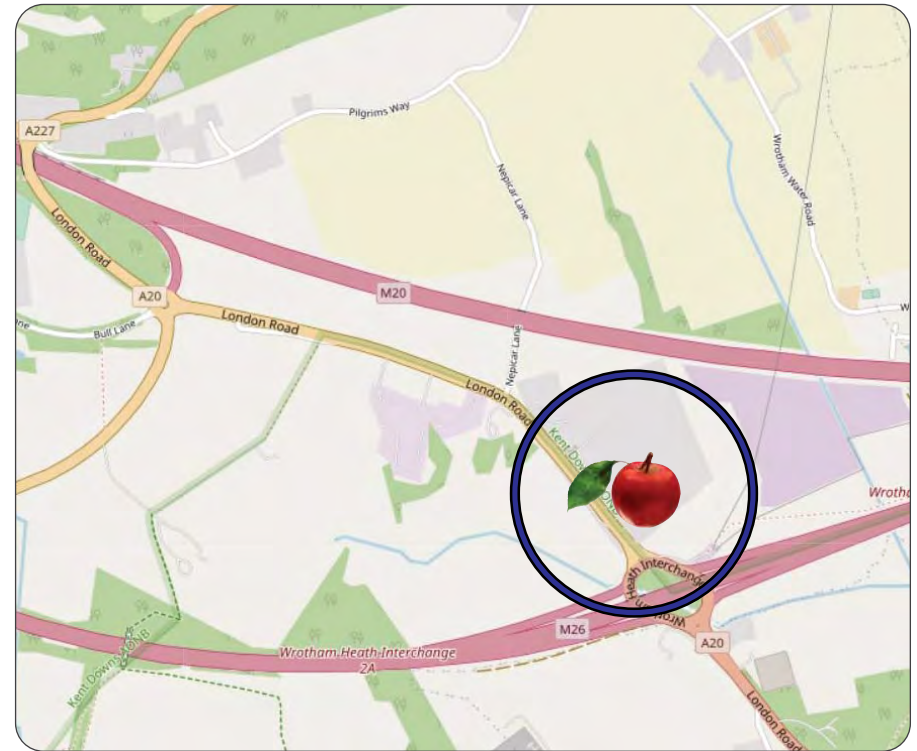
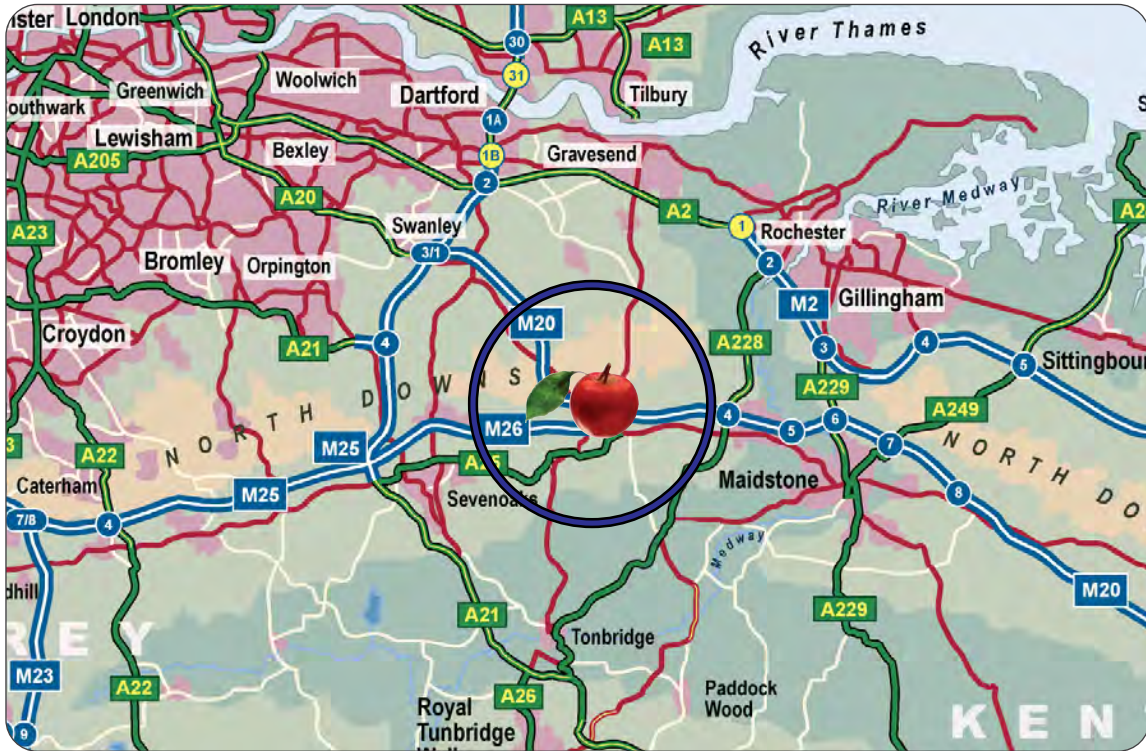
To Let at **£45,500** plus VAT. Rates payable 2021/22 £9,855 (Rateable Value £19,750).



4,899 sqft







These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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