



**HIGH QUALITY OFFICES TO LET  
IN A STRATEGIC LOCATION WITH EXCELLENT PARKING**

**1,493 – 3,274 Sq Ft (138.7 – 304.15 Sq M)**

**TO LET**

**NEPICAR HOUSE, LONDON ROAD, WROTHAM HEATH,  
SEVENOAKS, KENT TN15 7RS**

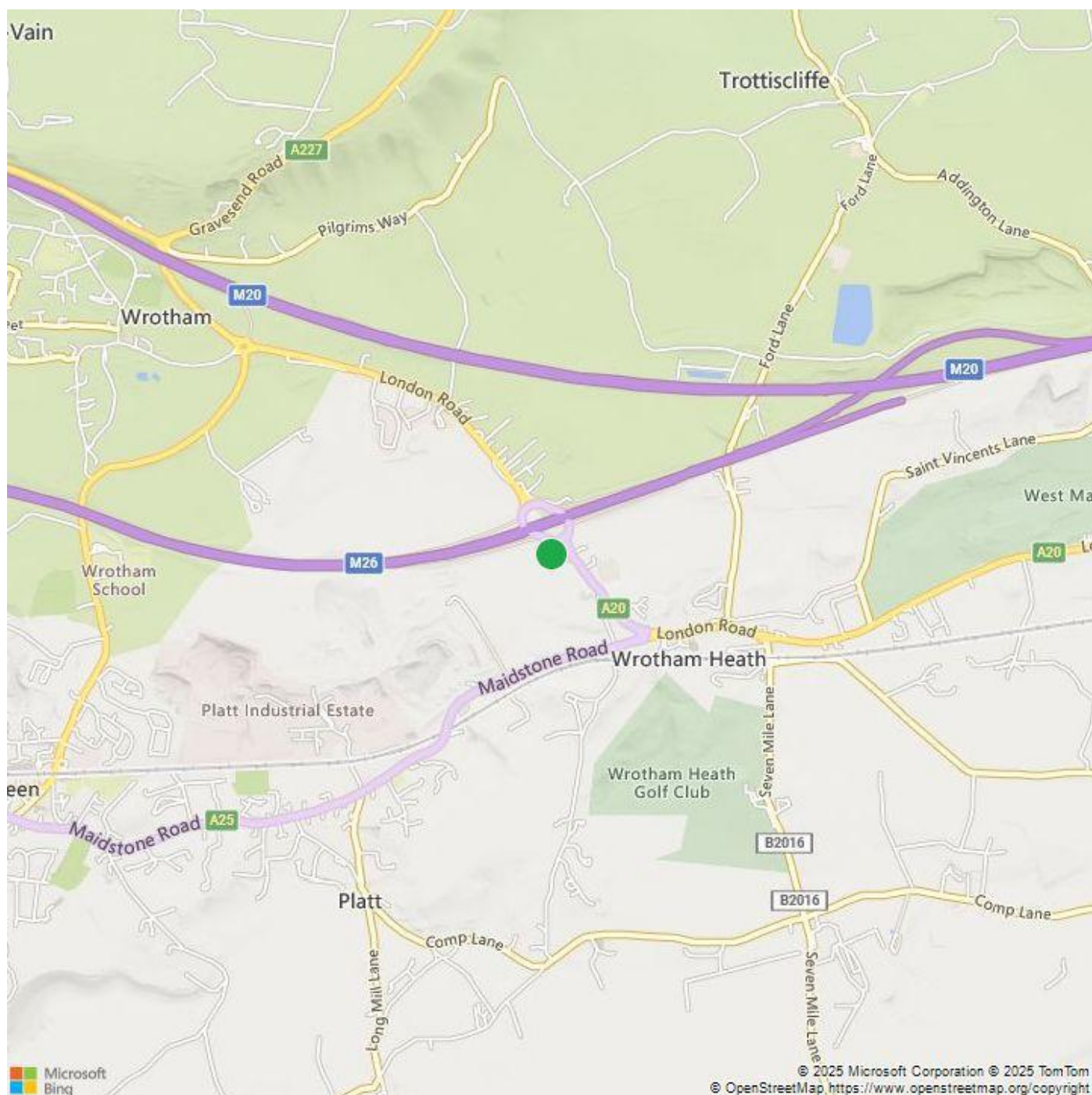
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



## LOCATION:

Nepicar House is prominently located on the A20 London Road, adjacent to J2a of the M26 motorway and 1 mile from J2 of the M20 between Maidstone and Sevenoaks. The M25 motorway is easily accessible at J3 some 9 miles to the north. Rail services to London and Ashford International are available at Borough Green station.



## DESCRIPTION:

The accommodation is situated on a secure site with other adjoining office accommodation and comprises the entirety of the grade 2\* listed building.

The Manor House interconnects with the modern building adjoining and features cellular attractive and well decorated rooms over three floors, with many original features, good natural light and gas fired central heating. The premises benefit from having excellent parking facilities.

The second floor can potentially be let separately to the ground and first floors.

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## ACCOMMODATION:

All areas are approximate and net internal:

### Manor House:

Second Floor: 1,493 sq ft (138.66 sq m)

Ground & First Floor: 2,231 sq ft (207.3 sq m)

**Manor House Total: 3,724 sq ft (345.88 sq m)**

WC facilities  
Entrance Lobby  
Kitchens  
26 parking spaces

## TERMS:

A new lease for a term to be agreed.

## RENT:

From £18 per sq ft per annum exclusive of rates and service charge  
VAT is payable on the rent and all other charges.

## LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

## PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

## BUSINESS RATES:

The Manor House:  
Description: Office and Premises  
Rateable Value (2026): £48,250  
UBR in £ (2026-27): 43.2p

50 Car Parking Spaces:  
Rateable Value (2026): £17,500  
UBR in £ (2026-27): 43.2p

Potential applicants are advised to check with the Local Rating Authority, Tonbridge & Malling Borough Council, for the actual business rates payable.

## EPC:

The Energy Performance Asset Rating for this property is Band E (110).  
The EPC for this property can be downloaded from Harrisons website.

## VIEWING:

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**PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION**

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