



Nepicar Park, Wrotham, J2a of M26/M20

Gallagher Ltd constructed 15 industrial units on the A20 at Wrotham, close to Junction 2a of the M26 and Junction 3 of the M20 on behalf of Gallagher Properties Ltd.

In February 2015 Gallagher Properties secured planning permission to develop 15 industrial warehouse units totaling 42,000ft². Gallagher Properties established the commercial demand for these units and took the decision to develop Nepicar Park speculatively, confident in the knowledge they had the right product in the right place and at the right time for the market.

The key features for Nepicar Park are its location and setting, with a high quality of design and build, exuding commercial confidence. Rather than following the traditional approach of density and economy of build cost, Gallagher looked for a development that is attractive, has architectural detail, a sense of space and the use of high specification materials.

The units at Nepicar Park are mostly 2,500ft², and are built around a steel portal frame with feature cladding, curtain walling and brick elevations. This design and configuration enabled demand for larger units to be met through joining together adjacent units by omitting dividing walls, creating units up to 15,000ft².

The units have an up and over entrance door and a separate pedestrian door within a glazed screen. They are up to 7.5 metres high allowing room for the installation of a mezzanine floor. In addition to the forecourt yard area, units also have further allocated parking nearby.

Most of the industrial units were sold prior to completion of the development. The purchasers include Insight Systems, Smart Group, Dransfield, ISS, TCW solutions, Pensdown and Akita Systems. Three have been bought by investors who intend to rent the units to tenants.

The project commenced on site in November 2015, completed in August 2016, with all the units sold by September 2016.





The Development Timeline for Nepicar Park, Wrotham

Summer 2009	Agents market the main site for sale, on behalf of KCC. Due diligence shows the site has a troubled planning history
April 2010	Terms to buy are agreed and solicitors instructed
June 2010	Contracts exchanged with completion one week later
July 2010	Consultations commence with Tonbridge and Malling BC and Wrotham Parish Council for re-development
August 2010	Contact with owners of bungalow 'Bella Ville' on the front corner of the site, for its purchase
February 2011	Temporary (2 year) planning permission granted for B1/B8 and/or contractors compound
August 2011	Planning application for Scheme A (B1/B8 units) including 'Bella Ville'
December 2011	Planning permission granted for Scheme A
Recession	<u>Everything</u> on hold
October 2014	Planning application for Scheme B (B1/B2/B8 units)
February 2015	Planning permission granted for Scheme B
November 2015	'Bella Ville' is acquired - 5 years after first contact. It is demolished and work on Scheme B commences
August 2016	Development completed
September 2016	Fifteenth and final unit sold

