

**MATHER  
JAMIE**

01509 233433

**Units 26, 27 & 28 Trent Lane Industrial Estate  
Willow Road  
Castle Donington  
DE74 2NP**

**TO LET**  
**£7.50 per sq ft**



**Refurbished Industrial Units**

**511.50 sq m – 1,544.72 sq m  
(5,500 sq ft – 16,625 sq ft)**

# Units 26, 27 & 28 Trent Lane IE, Willow Road, Castle Donington, DE74 2NP

## DESCRIPTION

Trent Lane Industrial Estate offers a range of good quality industrial units with integral office accommodation. All units benefit from lighting, WCs and loading doors and have a minimum working height of approximately 5m.

Each unit has its own demised parking.

## ACCOMMODATION

Unit 26	516.61 sq m	(5,555 sq ft)
Unit 27	516.61 sq m	(5,555 sq ft)
Unit 28	511.50 sq m	(5,500 sq ft)

**NB:** Units are available individually or can be combined

## TENURE

The units are available by way of a new lease on full repairing and insuring terms, to be agreed.

## RENT

Unit 26	£7.50 per sq ft
Unit 27	£7.50 per sq ft
Unit 28	£7.50 per sq ft

## VAT

VAT will be charged on the rent.



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## SERVICE CHARGE

An estate service charge is levied for the upkeep and maintenance of the common areas.

## BUSINESS RATES

Local Authority: NW Leicestershire  
Period: 2024/2025  
Rateable Value: £79,500 (Units 26, 27 & 28)

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATES (EPCs)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

## PLANNING

We understand the premises have authorised planning consent under Class E/B2/B8 of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



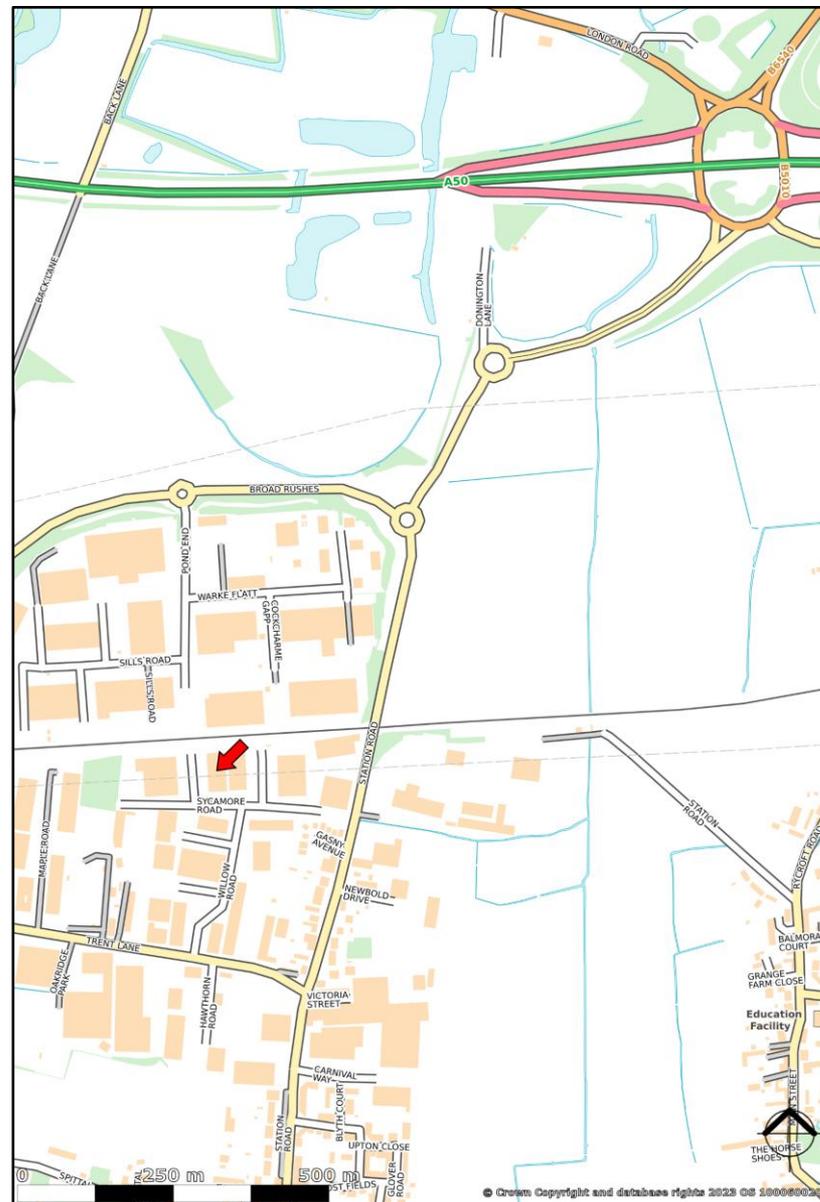
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## LOCATION

Trent Lane Industrial Estate is located to the north of Castle Donington.

The location is well positioned to the west of Junction 24 of the M1, A42/M42 and A50 junctions within 2 miles of East Midlands Airport and approximately 5 miles from Derby, 10 miles from Nottingham, 6 miles from Loughborough and 25 miles north of Leicester.

 **what3words:**  
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## **CONTACT:**

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## **Joint Agent: NG**

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### **IMPORTANT INFORMATION**

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations