



Trent Lane, Castle Donington, East Midlands DE74 2AT

INDUSTRIAL/WAREHOUSE

- ▶ **27,437 sq ft (2548.9 sq m)**
- ▶ **Well established strategic industrial/distribution location**
- ▶ **Close to A50, M1, A42, M42**
- ▶ **4.3 metre eaves**

For enquiries and viewings please contact:



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Location

The premises are situated in Castle Donington on the Trent Lane Industrial Estate, a well established strategic storage and distribution location with excellent proximity to the A50 and M1 J24/J23a and A42/M42 network.

East Midlands Airport, East Midlands Distribution Centre and East Midlands gateway are all within a very short drive time.

Description

A three bay warehouse of steel portal frame construction with part brick and profile clad elevations under pitched profile clad roofs with translucent light panels.

The unit benefit from ground level access loading doors, high level fluorescent and sodium lighting, w.c. accommodation.

Constructed to an internal clear eaves height of 4.3m.

Externally there is a large yard and circulation space.

Accommodation

	Sq M	Sq Ft
Bay 1	853.9	9,192
Bay 2	826	8,891
Loading Area	179.9	1,936
Bay 3	689.1	7,418
Total	2,548.9	27,437

Measurements are quoted on a Gross Internal basis, in accordance with the RICS Code of Measuring Practice.

Planning

We understand the property benefits from Class E (Business, Commerce, and Services) and B8 (Storage and Distribution) planning use. All information should be confirmed with, and further enquiries should be directed to the local planning department at Castle Donington Parish Council.

Tenure

The premises are available on a new lease on full repairing and insuring lease, for a term to be agreed.

Business Rates

An appropriate portion of the business rates will be levied.

Rent

The property is available to rent for £120,000 per annum exclusive of VAT, business rates and usual outgoings.

Service Charge

A service charge for the upkeep of the common areas and estate will be levied.

VAT

The position regarding VAT is to be confirmed.

Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

EPC

The premises has an EPC assessment of D (97).

Viewings

Viewings are by way of appointment with sole agents Innes England.

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