



# TRENT LANE

Industrial Estate | Castle Donington M1 J24a | DE74 2NP



**Comprehensively refurbished industrial unit  
in a strategic location**

**18,555 sq ft**

(1,723.8 sq m)

- Flexible lease terms
- 2.5 miles from J24a M1 Motorway
- Available for immediate occupation



**TO LET**

[www.trentlane.co.uk](http://www.trentlane.co.uk)



**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 (16 ft 5"). Units are available individually or can be combined by way of new leases. Each unit has its own demised parking.



## LOCATION

Trent Lane Industrial Estate is situated within a well established business location situated 2.5 miles from Junction 24a of the M1 Motorway. The estate is easily accessible from East Midlands Airport.

## ACCOMMODATION

Units are available in a wide range of sizes.

## SPECIFICATION

- Certain units have been subject to comprehensive refurbishment to include new roofs
- Detached, semi detached and terraced industrial units
- Steel roller shutter doors
- Lighting, office and WC facilities

## PLANNING

The units on Trent Lane Industrial Estate benefit from B1, B2 and B8 uses. Potential tenants are to make their own investigations with the local authority as to whether the current planning permissions for the units is appropriate for their intended business operations.

## TERMS

The units are available on new flexible full repairing and insuring terms.

## EPC

Energy Performance Certificates are enclosed and full reports are available upon request from the marketing agents.

## RENTS

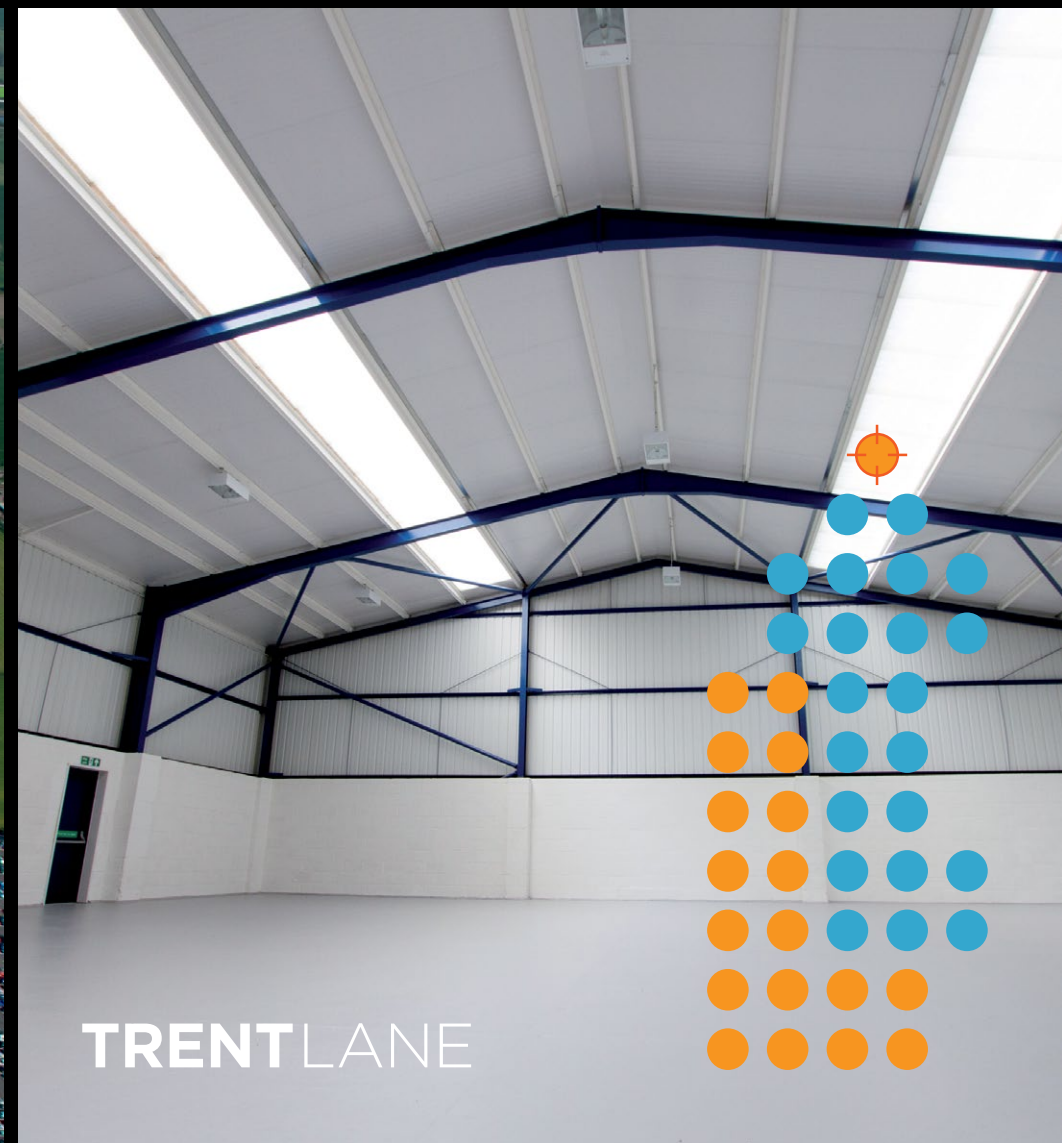
Rents are exclusive of business rates, service charge and insurance costs which will be charged in addition. VAT will be charged in addition at the prevailing rate.

## SERVICE CHARGE

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



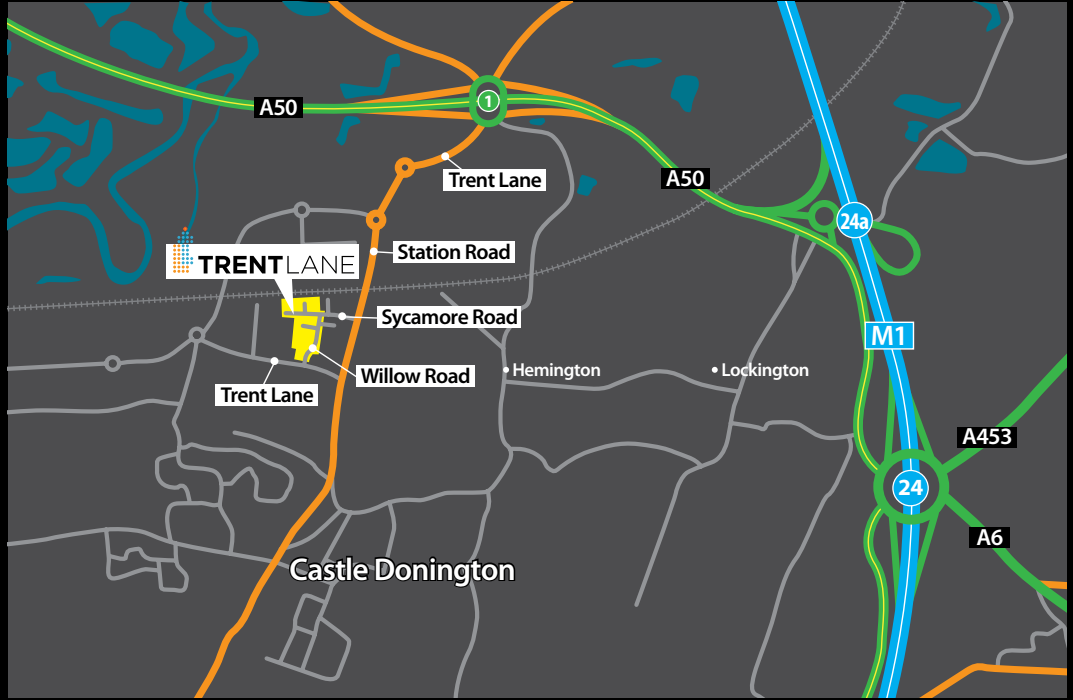
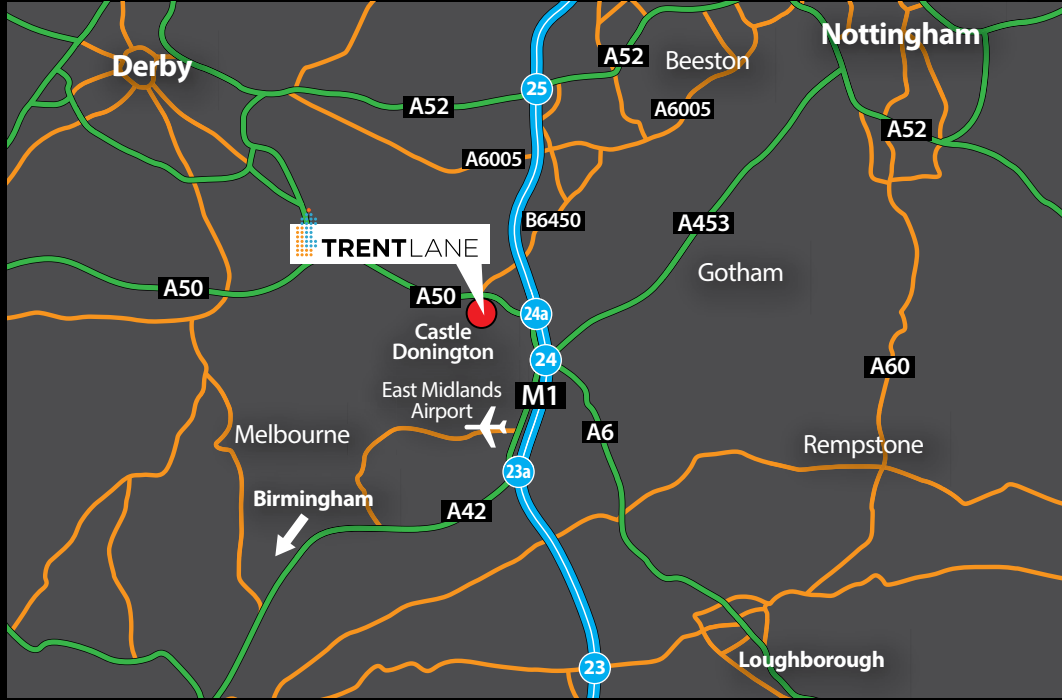








# TRENT LANE



Destination	Distance	Time
A50 and links to the M6	1 mile	4 mins
M1 Junction 24a	2.5 miles	7 mins
East Midlands Airport	5 miles	12 mins
Derby	10 miles	19 mins

Destination	Distance	Time
Loughborough	10 miles	19 mins
Nottingham	13 miles	27 mins
Leicester	26 miles	35 mins
Birmingham	40 miles	52 mins

 **SAT NAV: DE74 2NP**

For and on behalf of:  


The Landlord supports the Code for leasing business premises in England and Wales 2007  
[www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

  
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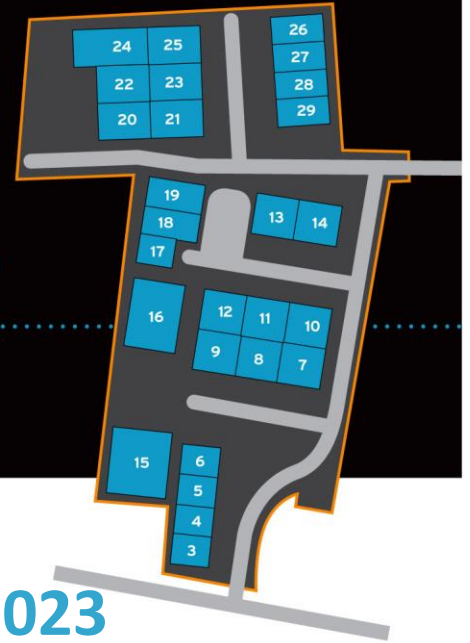
PROPERTY MISDESCRIPTION ACT. 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.



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## Availability Schedule – Summer 2023

Unit	Size sq m	Size sq ft	Rent per sq ft	Rent per annum	Availability
Unit 26	516.61	5,555	£7.00	£39,000	Available
Unit 27	516.61	5,555	£7.00	£39,000	Available
Unit 28	511.50	5,500	£7.00	£38,500	Available

All sizes quoted above are approximate



# TO LET

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