



## Industrial / Warehouse Unit

21,035 - 58,801 Sq Ft (1,954.15 - 5,462.61 Sq M)

- 3 Miles to the M1 and East Midlands Airport, 1 Mile to the A50
- Eaves Height 6m
- Powered Roller Shutter Loading Access Doors

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### Location

Trent Lane Industrial estate is located in Castle Donington. The estate has excellent connections to the M1 junction 24 (3 miles) and A50 (1 mile) as well as being close to the East Midlands Airport (3 miles). The area is an established commercial location with the nearby East Midlands distribution centre nearby. The area includes business such as Medstrom Logistics, DGS Group, Scott Group and Moran Logistics.

### Description

The premises is a purpose built industrial/warehouse unit with substantial secure concrete yard. The property is two combined units each benefiting from integral two-storey offices with a mixture of suspended ceilings, inset lighting, gas central heating and double glazing. Can be occupied as one unit or to two units.

Key features include:

- Solid concrete flooring
- Part racked
- Clearance to eaves of 6m beneath
- Pitched insulated roof incorporating 10% translucent light panels.
- Powered level access loading doors
- Separate staff car parking area, including electric charging points

### Accommodation

DESCRIPTION	SQ FT	SQ M
U2 Ground Floor	19,289	1,791.95
U2 First Floor	1,746	162.2
U3 Ground Floor	34,633	3,217.41
U3 First Floor	3,133	291.06
<b>TOTAL</b>	<b>58,801 SQ FT</b>	<b>5,462.61 SQ M</b>

### Terms

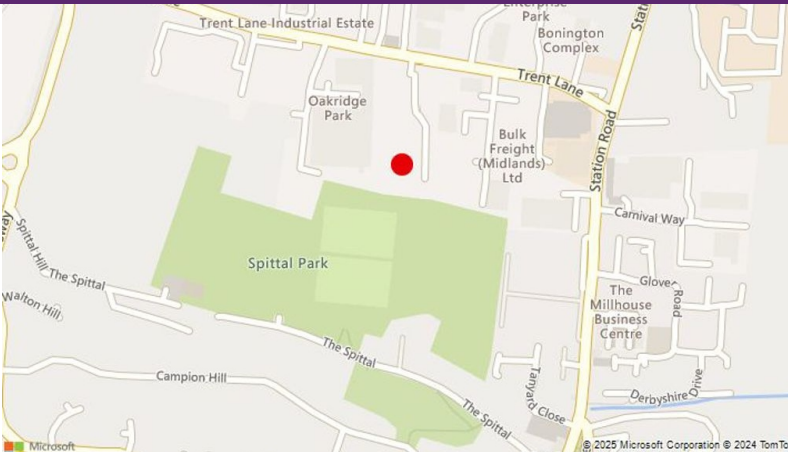
The premises are immediately available by way of a new full repairing and insuring lease or freehold disposal on terms to be agreed. Quoting £350,000 pa.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC rating of 73 (Band C). The EPC is valid until 25 April 2033.



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the agents at CPP  
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