

**MATHER
JAMIE**
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**Unit 3 Trent Lane Industrial Estate
Willow Road
Castle Donington
DE74 2PY**

TO LET
£255,000 pax

**M1 – 3 miles
A50 – 1 mile
East Midlands Airport – 3 miles**



Warehouse & Office Premises

3,508.60 sq m (37,766 sq ft)

Unit 3 Trent Lane IE, Willow Road, Castle Donington, DE74 2PY

DESCRIPTION

Purpose-built warehouse and office facility with secure concrete yard, benefiting from integral two-storey office with a mixture of suspended ceilings, inset lighting, gas central heating and double glazing.

The main warehouse space has solid concrete flooring and is part racked, with clearance to eaves of 6m beneath a pitched insulated roof incorporating 10% translucent light panels. There is a powered roller shutter loading access door with separate staff car parking area.

TENURE

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

RENT

£255,000 (two hundred and fifty five thousand pounds) per annum exclusive.

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.

ACCOMMODATION

| | | |
|----------------------------------|----------------------|-----------------------|
| Ground Floor Warehouse & Offices | 3,217.5 sq m | (34,633 sq ft) |
| First Floor Offices | 291.1 sq m | (3,133 sq ft) |
| Mezzanine (tenant fit-out) | 79.12 sq m | (852 sq ft) |
| Total excluding mezzanine | 3,508.60 sq m | (37,766 sq ft) |

BUSINESS RATES

Local Authority: NW Leicestershire
Period: 2025/2026
Rateable Value: TBC

LEGAL COSTS

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



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ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 73 within Band C. The EPC is valid until 25 April 2033.

NB: The EPC is currently combined with Unit 2.

PLANNING

We understand the premises have established use under Class E/B2/B8 of the Town and Country Planning (Use Classes) Order 1987.

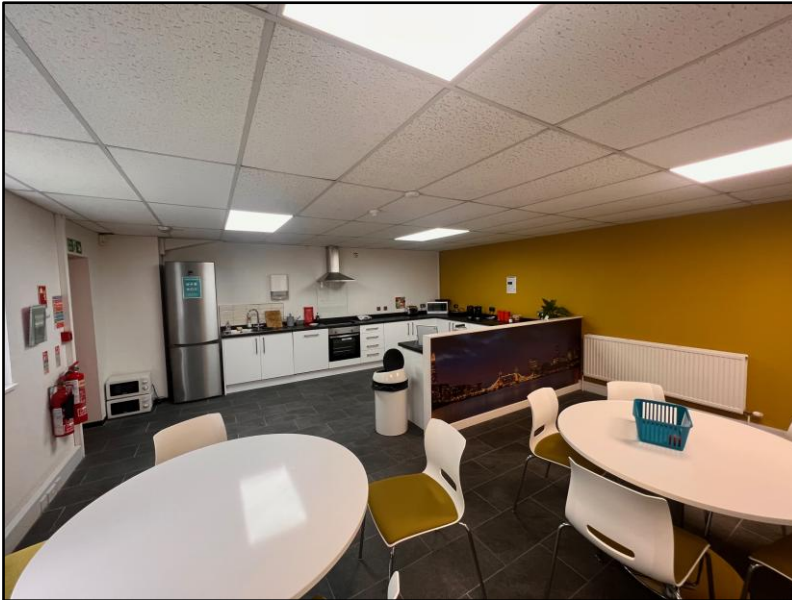
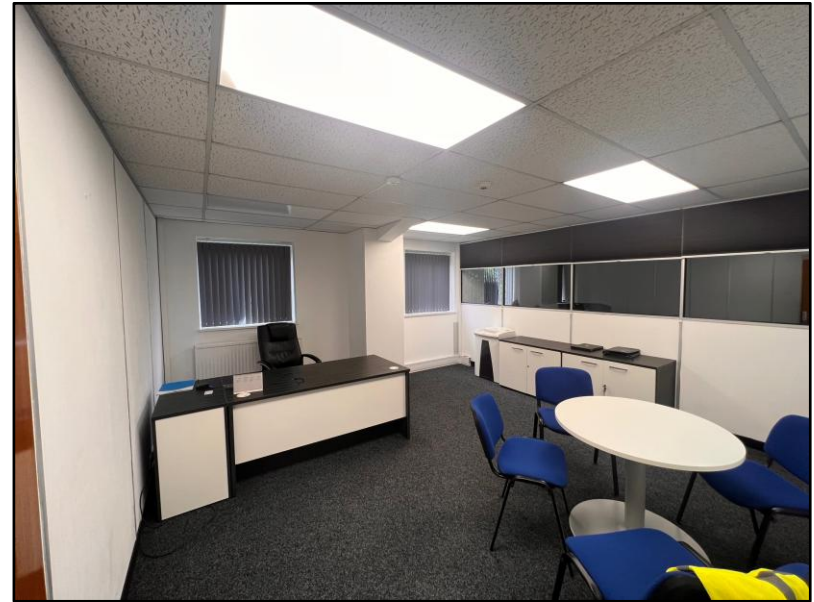
Interested parties are advised to make their own enquiries of the local planning authority.

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 tenant(s).



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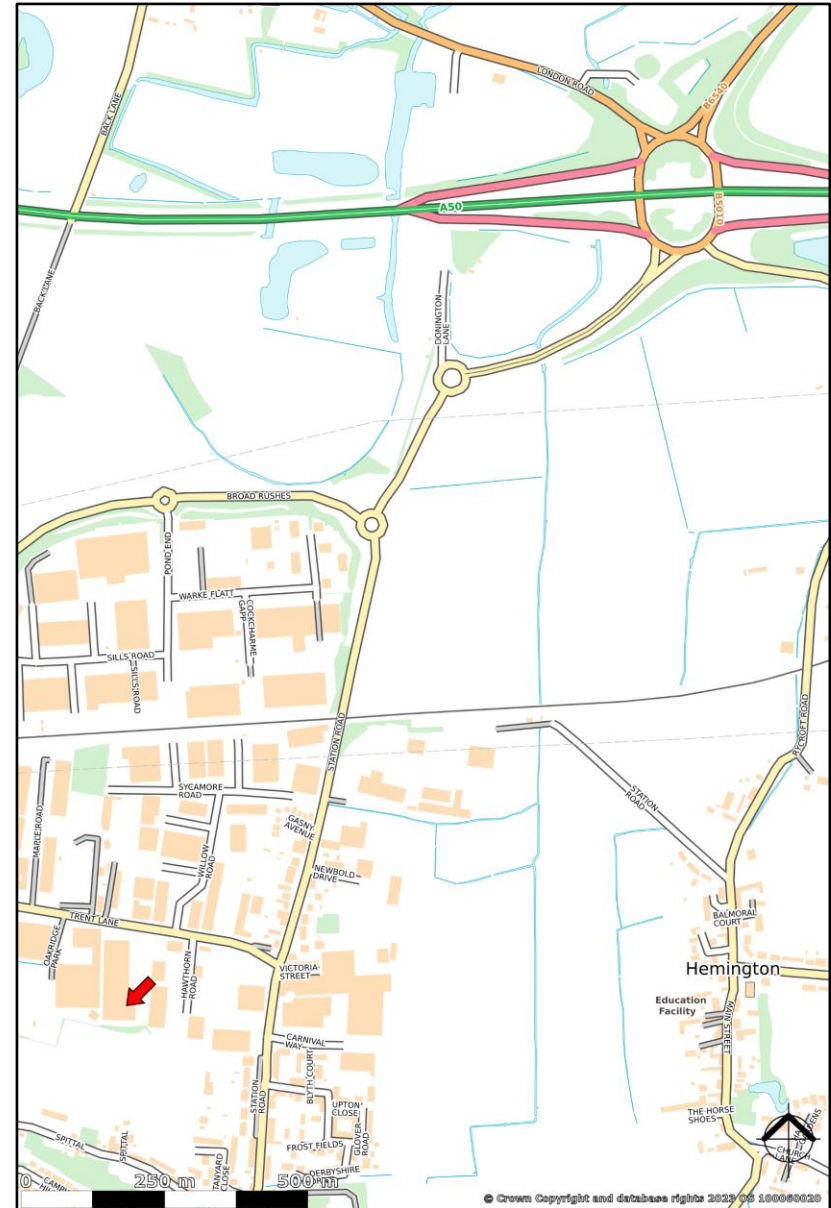
LOCATION

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 3 miles of East Midlands Airport.

- M1 – 3 miles
- A50 – 1 mile
- East Midlands Airport – 3 miles

 **what3words:**
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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