



## Industrial / Warehouse Unit

37,766 Sq Ft (3,508.46 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

# Industrial / Warehouse Unit

## 37,766 Sq Ft (3,508.46 Sq M)

### 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 comprise a purpose-built industrial/warehouse unit forming part of a larger development of three units. The property benefits from a secure concrete yard and includes integral two-storey office accommodation with modern specifications such as suspended ceilings, inset lighting, gas central heating, and double glazing throughout.

- Key features include:
- Solid concrete flooring
  - Fully Racked
  - Clearance to eaves of 6m beneath
  - Pitched insulated roof incorporating 10% translucent light panels.
  - 4 Powered level access loading doors
  - Staff car parking area, including electric charging points
  - LED Warehouse Lighting
  - Substantial Office Space

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	34,633	3,217.41
First Floor	3,133	291.06
TOTAL	37,766 SQ FT	3,508.46 SQ M

### Terms

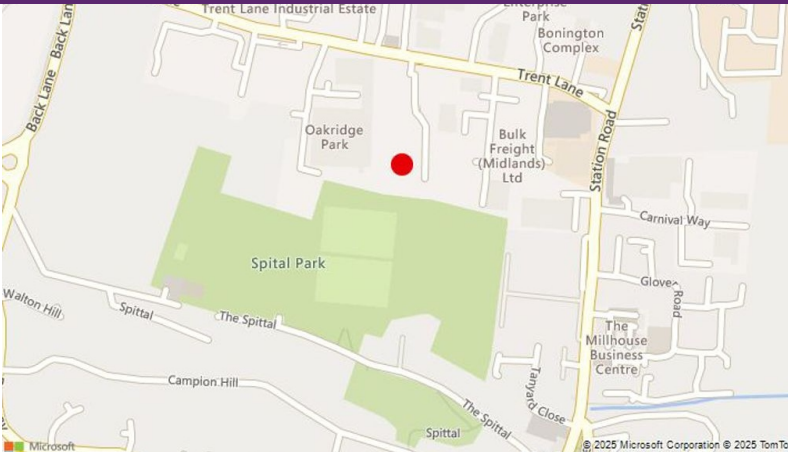
The premises are immediately available by way of a new full repairing and insuring lease or freehold disposal on terms to be agreed. Quoting approximately £255,000 per annum.

### 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 CPP agents:

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