



Self Contained Office Unit in Popular Industrial Location

2,021 Sq Ft (187.75 Sq M)

- 3.5 Miles from J24, M1 and 1.3 Miles from A50 Junction
- 2 Storey Office Accommodation
- Allocated Parking

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Location

The property is located on the Trent Lane Industrial Estate in Castle Donington. The estate has excellent connections to the M1 junction 24 (3.5 miles, 9 minute drive time) and A50 (1.3 miles, 4 minute drive time) as well as being close to the East Midlands Airport (4.3 miles, 10 minute drive time). The area is an established commercial location with the nearby East Midlands distribution centre nearby.

Description

Bradley Court offers modern two-storey office accommodation arranged in a terrace of units. Unit 2, the centrally positioned unit benefits from entrance lobby and ground and first floor office accommodation.

Key Features:

- Lobby and reception area
- Suspended ceilings with recessed lighting
- Fully carpeted throughout
- Gas central heating and air conditioning
- Allocated off-street parking
- Two WCs and two kitchenettes (one to each floor)

Accommodation

| DESCRIPTION | SQ FT | SQ M |
|--------------|--------------------|--------------------|
| Ground Floor | 1,018 | 94.57 |
| First Floor | 1,003 | 93.18 |
| TOTAL | 2,021 SQ FT | 187.75 SQ M |

Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

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

Rateable Value

Please refer to the Local Authority for information on Business Rates.

EPC Rating

EPC Available upon request



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 sole agents CPP
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