

1 Hawthorn Road | Trent Lane | Castle Donington | DE74 2QR

Excellent industrial/trade unit with internal offices and a large rear self contained yard

510.96m² (5,500ft²)

On circa 0.6 acres

- Detached, secure and gated site
- Front car park and large gated rear yard
- 4m eaves rising to 5m at the apex
- Further yard expansion available (STP)
- Established industrial location
- Superb location adjoining Junction 24, M1/A50



TO LET



Location



Gallery



Video



Contact



Location

The property sits in a premier distribution and manufacturing location on Trent Lane within the Trent Lane Industrial Estate at Castle Donington just off the A50(T) offering quick access to Junctions 24 and 23 of the M1 motorway.

Castle Donington is virtually between Nottingham, Derby and Leicester and close to East Midlands Airport.

Description

The property comprises a modern warehouse/production space offering clear span accommodation with single storey offices to the front elevation and a large self contained yard to the rear with the additional potential to expand into the outdoor space.

Set on a securely fenced and gated surfaced site, the building offers a rare opportunity to lease good quality space on its own large self contained site.

The site has the potential to extend the rear yard and improve the car parking to the front by further development (subject to planning).





Specification

The warehouse has the following specification:

Warehouse

- Eaves of 4m rising to 5m at the apex
- Large electric roller shutter door (5.49m width x 4.27m height) to rear yard
- Concrete floors
- 3 Phase power
- Translucent roof lights
- LED lighting

Office & Ancillary

- Open plan and cellular offices
- Break-out areas
- WC and kitchen canteen
- Meeting room
- Glazing to front and side elevation
- Lighting and heating
- Carpet tiles
- Suspended ceiling

Externally

- Large surfaced gated and secure rear yard with the potential to extend (subject to planning)
- Car parking to front elevation with the potential to extend (subject to planning)
- Good turning circle

Floor Areas

From measurements taken on site we calculate the following:

510.96m² (5,500ft²)

On a site of approximately 0.6 acres.

(This information is given for guidance purposes only)

Rent

We are quoting a rent of:

**£60,000 per annum exclusive
(Sixty thousand pounds)**

VAT

VAT applies to rent and other payments due under the lease.

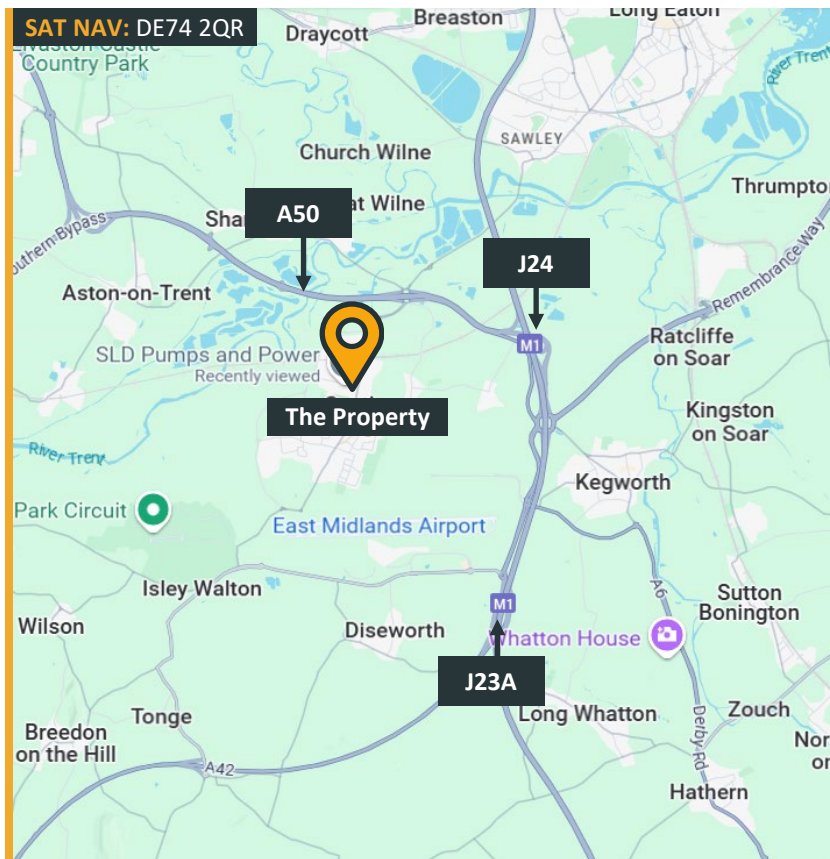
EPC

The EPC rating for the property is:

D/97







Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2023: £32,750

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries with the local planning authority)

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Declaration: This property is owned by the family of an Associate Director of FHP Property Consultants



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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.