



# TRENT LANE

Industrial Estate | Castle Donington M1 J24a | DE74 2NP



## Comprehensively refurbished industrial units in a strategic location

- Flexible lease terms
- 2.5 miles from J24a M1 Motorway
- Available for immediate occupation



# TO LET

[www.trentlane.co.uk](http://www.trentlane.co.uk)

**Trent Lane Industrial Estate** offers a range of good quality industrial units with integral office accommodation. All units benefit from lighting, WCs and loading doors and have a minimum working height of approximately 5m (16 ft 5"). Units are available individually or can be combined by way of new leases. Each unit has its own demised parking.



## LOCATION

Trent Lane Industrial Estate is situated within a well established business location situated 2.5 miles from Junction 24a of the M1 Motorway. The estate is easily accessible from East Midlands Airport.

## ACCOMMODATION

Units are available in a wide range of sizes.

## SPECIFICATION

- Certain units have been subject to comprehensive refurbishment to include new roofs
- Detached, semi detached and terraced industrial units
- Steel roller shutter doors
- Lighting, office and WC facilities

## PLANNING

The units on Trent Lane Industrial Estate benefit from B1, B2 and B8 uses. Potential tenants are to make their own investigations with the local authority as to whether the current planning permissions for the units is appropriate for their intended business operations.

## TERMS

The units are available on new flexible full repairing and insuring terms.

## EPC

Energy Performance Certificates are enclosed and full reports are available upon request from the marketing agents.

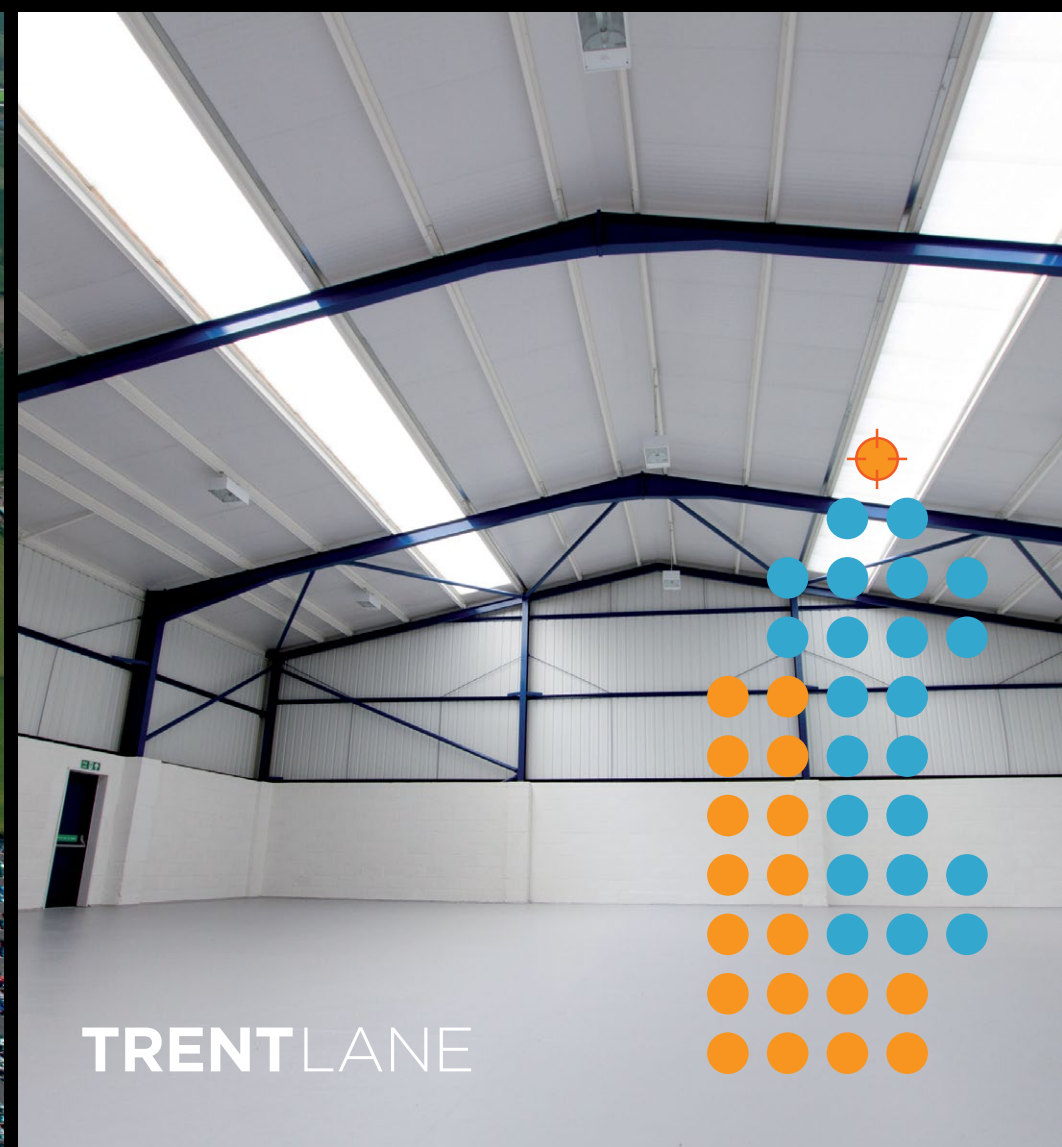
## RENTS

Rents are exclusive of business rates, service charge and insurance costs which will be charged in addition. VAT will be charged in addition at the prevailing rate.

## SERVICE CHARGE

An estate service charge is levied for the upkeep and maintenance of the common areas.



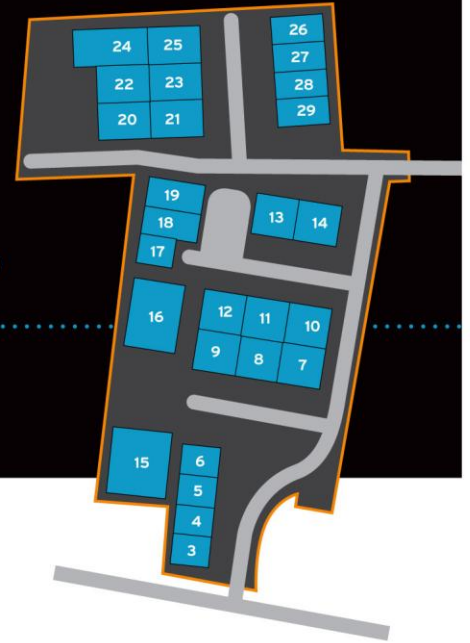




# Trent Lane

Industrial Estate | Castle Donington M1 J24a | DE74 2NP

**Comprehensively refurbished industrial units**  
in a strategic location



## Availability Schedule

Unit	Size sq m	Size sq ft	Rent per sq ft	Rent per annum	Availability
Units 20-22	1,324.32	14,240	£7.00	£100,000	Under Offer
Unit 24	955.49	10,285	£7.00	£72,000	Under Offer
Unit 26	516.61	5,555	£7.00	£39,000	Under Offer

All sizes quoted above are approximate



# TO LET

[www.trentlane.co.uk](http://www.trentlane.co.uk)



Thomas Szymkiw  
M: 07564-580300  
E: thomas@ng-cs.com



Alex Reid  
DD: 01509 233 433  
E: alex.reid@matherjamie.co.uk