

HYBRID UNIT, TO LET

UNIT 1A BONINGTON COMPLEX, TRENT LANE

Castle Donington, DE74 2PY



KEY FEATURES

- Rent: £55,000 per annum
- 7,876 Sq Ft (731.68 Sq M)
- Superbly located opposite Co-op food store
- Warehouse with Offices
- Laboratory fit out last used for blood testing
- 14 designated parking spaces + deliveries
- Opposite Co-op Food store, close to Station Road
- Excellent transport links, close to M1/A50 & East Midlands Airport

OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

OMEETO

TO LET - HYBRID UNIT

LOCATION

Castle Donington is a market town in the north-west Leicestershire district c 9 miles southeast of Derby, 12 miles southwest of Nottingham and 20 miles north-east of Leicester.

Trent Lane is a large, well established industrial estate on the fringe of Castle Donington town centre. The warehouse to let occupies a prominent and highly accessible pitch opposite the Coop food store; Fronting Trent Lane and just off the main Station Road.

Excellent commuter and transport links are close by with J1 of the A50 just 1 mile to the north, and J24 of the M1 just 4 miles east. East Midlands Airport is 4 miles south.

DESCRIPTION

Hybrid office / warehouse fronting Trent Lane opposite Co-op. Laboratory fit out. On private fenced and gated estate.

Warehouse with 2.7m eaves rising to 4.5m, concertina loading door (3.6 x 3.6m) and side loading door (3.3 x 2.3m). Office space split over two floors with mix of open plan and cellular accommodation. 14 designated parking spaces + deliveries.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Warehouse	5,094	473.23
Ground Floor Office	1,391	129.22
First Floor Office	1,391	129.22
TOTAL	7,876	731.68

PLANNING

We believe the property has been used for Classes E and of the Town and Country Planning (Use Classes) Order 1987 but may be subject to a range of B8 (Storage and Distribution uses) STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as a warehouse and premises on VOA.gov.uk.

This is the new rating from 1 April 2026

Rateable Value: £36,000

Rates Payable: £17,964

SERVICE CHARGE

Buildings insurance is recharged at £0.30 per sq ft. Service charge is also payable for the running, maintenance and up keep of the shared external areas.

The current service charge budget is £0.30 per Sq Ft.

TENURE

Hybrid Office / Warehouse Unit to let by way of a new lease for a minimum term of 5 years.

RENT

The premises is available to rent for £55,000 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

D (95)

VIEWING

Please check our website for a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

OMEETO DERBYSHIRE

01332 840 328

derbyshire@omeeto.co.uk

omeeto.co.uk

The logo for OMEETO, featuring the word "OMEETO" in white, uppercase letters on a dark red, rounded square background.

TO LET - HYBRID UNIT

ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

05-Jan-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

Chris Wright

01332 840328

07471072799

chrisw@omeeto.co.uk

IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.

2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

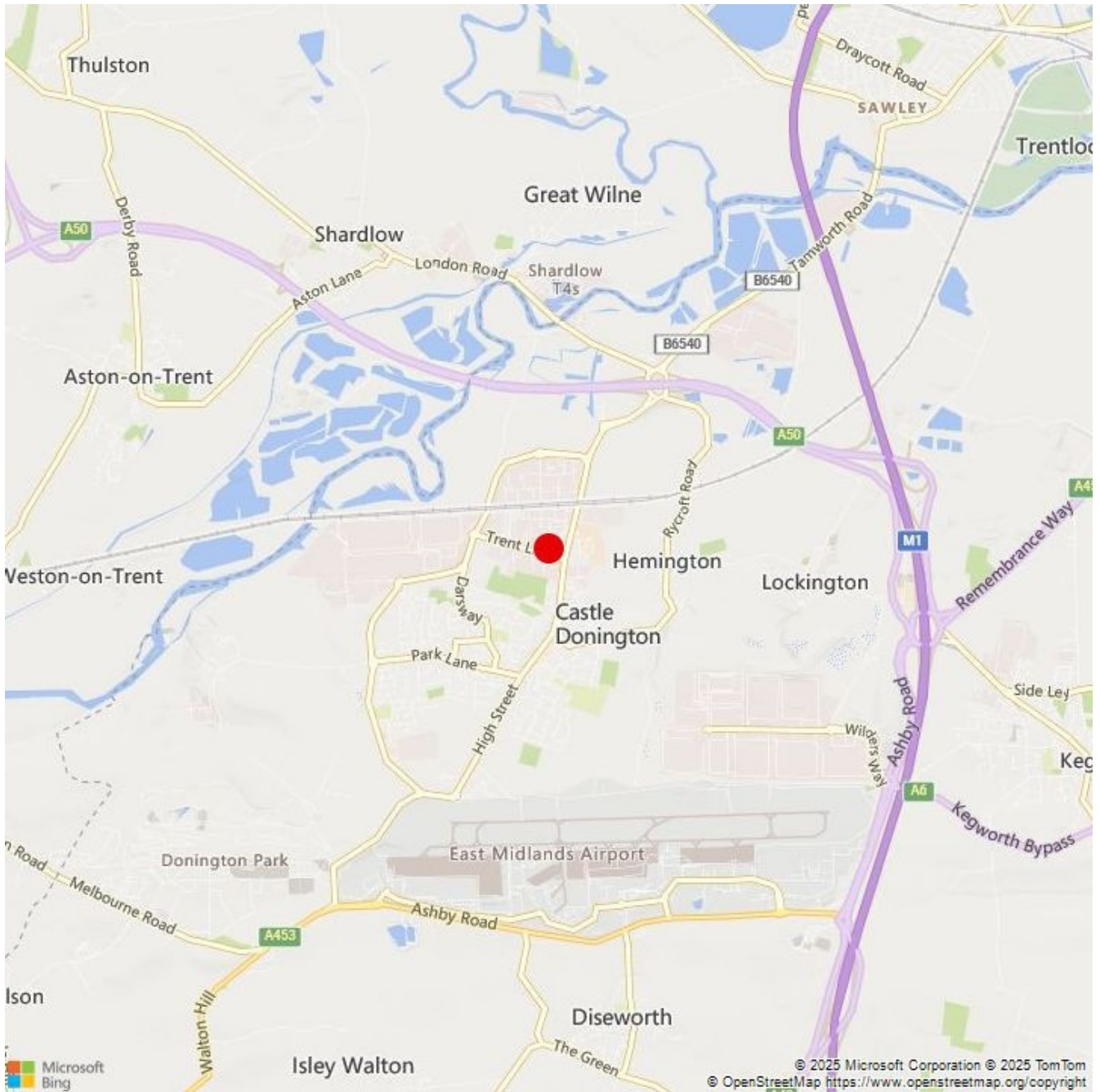
3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.

4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark purple rounded square background.

OMEETO

TO LET - HYBRID UNIT



OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

OMEETO