

HYBRID UNIT, FOR SALE OR TO LET

# TRENT LANE

Castle Donington, DE74 2NP



## KEY FEATURES

- Price: £465,000 Guide price/Rent: £3,835 per month
- 5,801 Sq Ft (538.91 Sq M)
- Office with store
- Former printers
- Suitable for variety of uses
- Large car park
- Corner position of Maple Road and Trent Lane
- 0.5 miles north of Castle Donington Town Centre

## OMEETO DERBYSHIRE

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### LOCATION

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

Trent Lane is a large, well established industrial estate c0.5 miles north of Castle Donington town centre. The office to let occupies a prominent corner position with frontage onto Trent Lane and Maple 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 Midland Airport is 4 miles south.

What 3 Words location: costly.rifled.troubles

### DESCRIPTION

Hybrid office / workshop fronting Trent Lane. Large car park. Predominantly open plan with offices, workshop, stores, kitchen, WC's and shower room. Accommodation benefits from air conditioning for heating and comfort cooling. Corner plot with 24 car park spaces included.

### 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
Main office	3,708	344.47
Archives, Canteen, WC's	1,094	101.63
Print room	721	66.98
Store	103	9.57
Store	175	16.26
<b>TOTAL</b>	<b>5,801</b>	<b>538.91</b>

### PLANNING

We believe the property has been used for Class E (Commercial Business and Service) of the Town and Country Planning (Use Classes) Order 1987. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services to including gas and three phase electrics are connected. Gas and electric are sub metered from the neighbouring unit. 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 an Office and premises on VOA.gov.uk with multiple rating assessments as follows:

Brownett Ltd RV = £19,750

Offices at Brownett Ltd RV = £5,300

Shared Areas at Brownett Ltd RV = £4,600

Vacant Areas at Brownett Ltd RV = £19,750

### TENURE

Office to let by way of a new FRI lease for a minimum term of 3 years. Alternatively a freehold sale will be considered.

### PRICE OR RENT

The premises is available to buy for £465,000 Guide price/rent for £3,835 per month.

### 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 (99)

### VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

02-Feb-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

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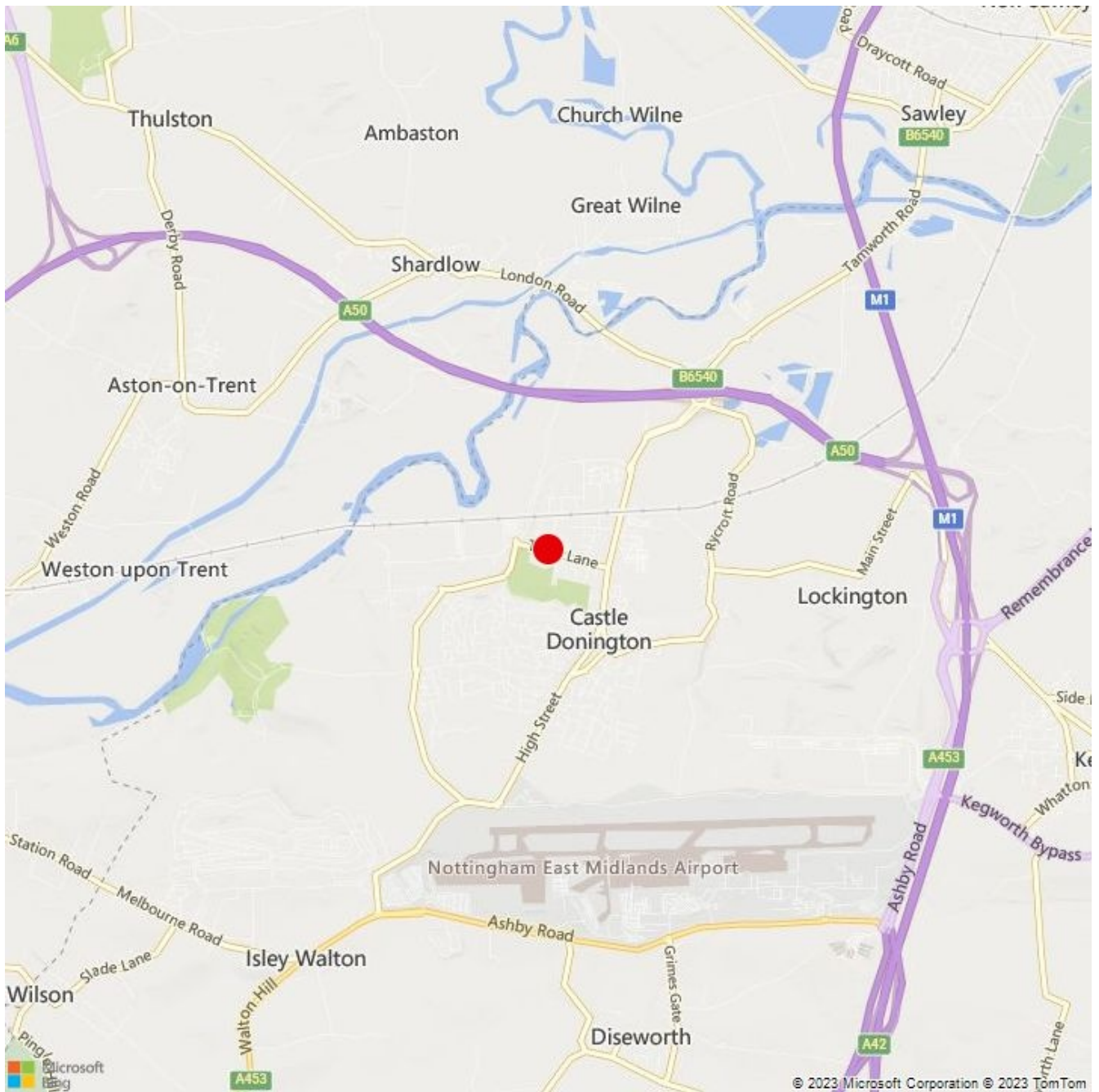
### IMPORTANT NOTICE

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.

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