

OFFICE, FOR SALE OR TO LET

TRENT LANE

Castle Donington, DE74 2NP



KEY FEATURES

- Price: £450,000 Guide price/Rent: £3,350 per month
- 5,801 Sq Ft (538.91 Sq M)
- With storage workshop
- 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

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01332 840 328

derbyshire@omeeto.co.uk

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FOR SALE/TO LET - OFFICE

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 open-plan office, workshop, stores, kitchen, WCs, shower. Air conditioning, 24 space car park, three-phase power, gas. Former printers - ideal for light industrial, business, or service uses (Class E). Corner plot, 0.5 miles from town centre, excellent links to M1, A50, East Midlands Airport

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
TOTAL	5,801	538.91

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:

Brownnett Ltd RV = £19,750

Offices at Brownnett Ltd RV = £5,300

Shared Areas at Brownnett Ltd RV = £4,600

Vacant Areas at Brownnett 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 £450,000 Guide price/rent for £3,350 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

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VIEWING

Please contact us or visit www.omeeto.co.uk 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

17-Jul-2026

NOTE

Plans, maps drawings are not to scale.

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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

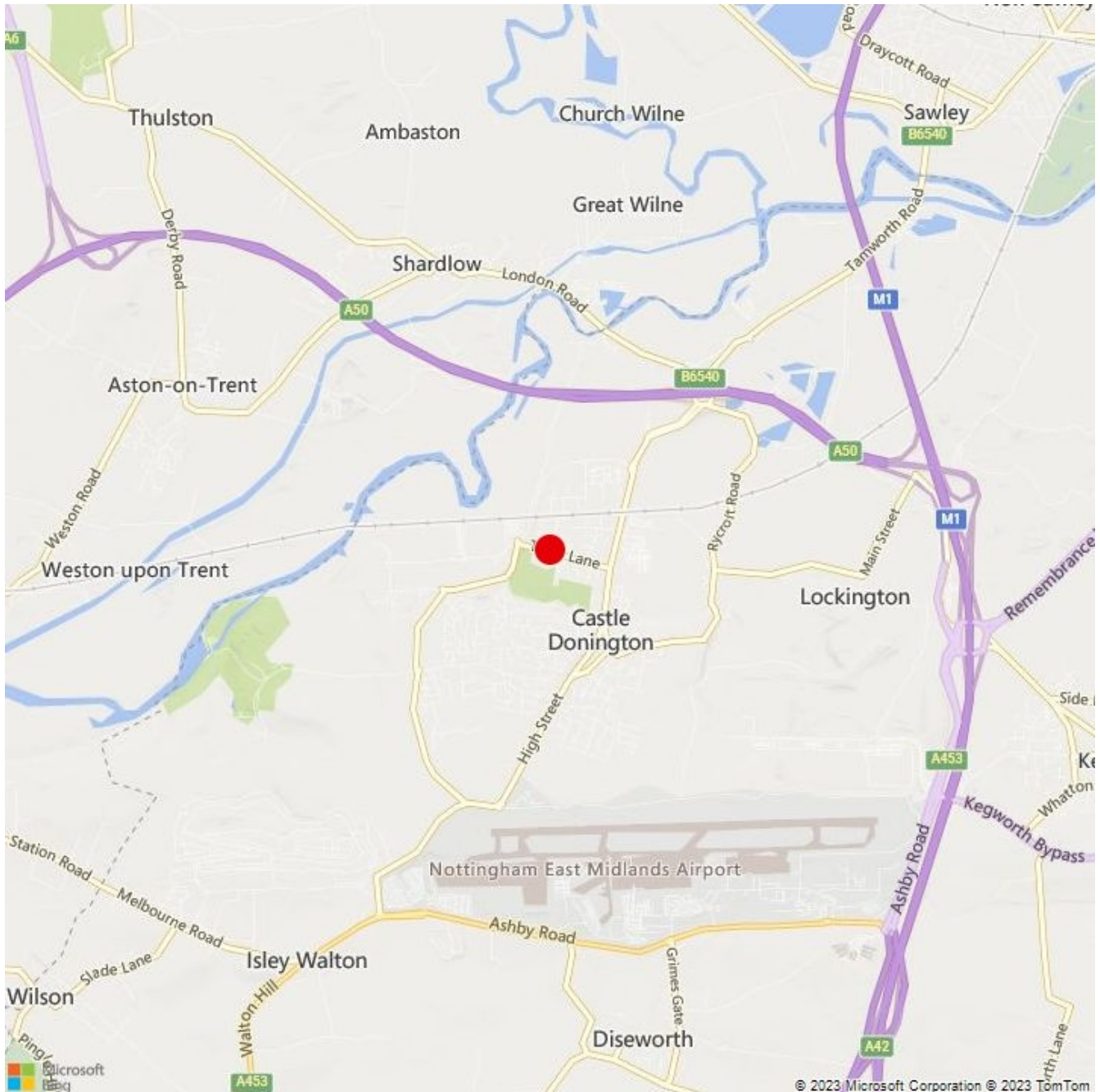
chrisw@omeeto.co.uk

IMPORTANT NOTICE

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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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