



**Station Road, Castle Donington, Derbyshire DE74 2NU**

## **Industrial Unit with Showroom**

- ▶ **46,425 sq ft with an EPC 'B' rating**
- ▶ **Prominent self-contained site of c.1.9 acres**
- ▶ **Established location close to J24 of M1 Motorway**
- ▶ **6.75M internal eaves**

For enquiries and viewings please contact:



**Craig Straw**  
07967 680 964  
[cstraw@innes-england.com](mailto:cstraw@innes-england.com)



**George Hughes**  
07506 876689  
[ghughes@innes-england.com](mailto:ghughes@innes-england.com)

### Location

The property is situated in a prominent location fronting Station Road at it's junction with Carnival Way to the north of Castle Donington town centre. Castle Donington benefits from excellent road, rail and air transport links being situated less than 3 miles of both J24 of the M1 motorway and East Midlands International Airport which accommodates the UK's largest dedicated air cargo operation.

Local amenities include two supermarkets opposite and the town centre, with its range of shops, cafes and restaurants, is within walking distance. The established commercial location accommodates a wide variety of occupiers including Available Car, Amazon, Games Workshop and DHL.

### Description

The property comprises a substantial warehouse/industrial property of steel portal frame construction situated on a self-contained site of c.1.9 acres. To the front elevation is a two storey office and retail showroom with external brickwork elevations and inset glazing panel. The property has been extended to the side and rear to provide additional industrial accommodation.

There is parking to the front and side providing a total of 70 marked spaces together with a dedicated loading yard to the rear which is accessed from Carnival Way via a shared electronically operated gate. The property benefits an internal eaves height of c.6.75m, 3 dock level and 2 ground level access doors.

There is currently a substantial mezzanine fitted throughout the main space together with an additional smaller mezzanine within the rear extension which may be included by negotiation.

### Accommodation

	Sq M	Sq Ft
Grd Floor Showroom/Office	485.3	5,224
Factory/Warehouse	3,349	36,050
1st Floor Office/Staffroom	478.5	5,151
<b>Total</b>	<b>4,312.9</b>	<b>46,425</b>

Main Mezzanine 26,505 sq ft  
Rear Mezzanine 1,638 sq ft

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Measurement Standard 2nd Edition.

### Tenure

The property is available on a new lease for a term of years to be agreed.

### Business Rates

The Property has the following rateable value:

Rateable Value - £148,000

Estimated Rates Payable 2024/5 - £80,808 per annum

Source Valuation Office website

### Rent

£350,000 per annum

### Service Charge

A service charge will be levied to the incoming tenant in respect of the upkeep and maintenance of the electronically operated gate and shared access to the rear of the property. Further details are available upon request.

### VAT

All sums quoted are exclusive of VAT.

### Legal Costs

Each party will be responsible for their own legal and professional fees incurred in the transaction.

### EPC

The premises have an EPC assessment of: B(29)

### Viewings

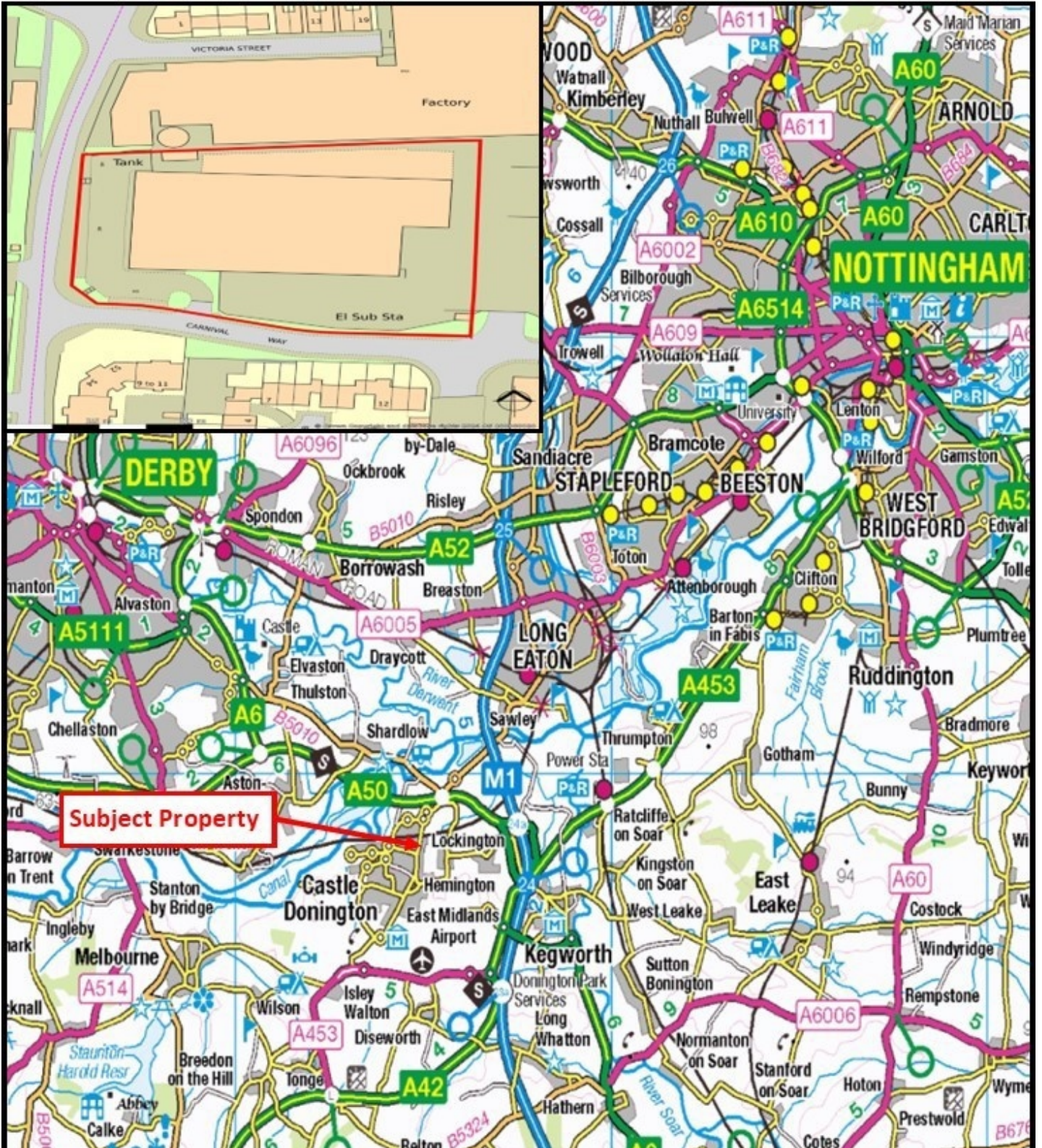
Strictly by appointment with the sole agent:  
Craig Straw 07967 680964

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