

WAREHOUSE , TO LET

UNIT 1A BONINGTON COMPLEX, TRENT LANE

Castle Donington, DE74 2PY



KEY FEATURES

- Rent: £45,000 per annum
- 7,876 Sq Ft (731.68 Sq M)
- Warehouse 5094 sq ft
- Offices 2,782 sq ft
- Warehouse has chilled store / Labs
- Superbly located opposite Co-op food store
- 14 designated parking spaces + deliveries
- Excellent transport links, close to M1/A50 & East Midlands Airport

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LOCATION

Castle Donington is a well-established commercial location in north-west Leicestershire, approximately 9 miles south-east of Derby, 12 miles south-west of Nottingham and 20 miles north-east of Leicester.

The property occupies a prominent and highly accessible position on Trent Lane, an established industrial estate on the edge of Castle Donington town centre. It fronts Trent Lane, just off Station Road and directly opposite Co-op Food, providing excellent visibility and convenient access for staff and visitors.

The location is exceptionally well connected, with Junction 1 of the A50 approximately 1 mile to the north, Junction 24 of the M1 around 4 miles to the east and East Midlands Airport approximately 4 miles to the south. This provides excellent access to Derby, Nottingham, Leicester and the wider East Midlands motorway network.

DESCRIPTION

Versatile warehouse with substantial two-storey offices, chilled store/lab space and 14 designated parking spaces. Two loading doors, space for deliveries and a private fenced and gated setting opposite Co-op Food.

The warehouse incorporates specialist chilled store/lab accommodation and is served by two loading doors measuring approximately 3.6m x 3.6m and 3.3m x 2.3m.

Office accommodation is arranged over ground and first floors, providing a mix of open-plan and cellular workspace. The combination of warehouse, specialist space and offices makes the property suitable for a range of storage, distribution, technical, laboratory and business uses, subject to planning.

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

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 £540 per quarter.

TENURE

Hybrid Office / Warehouse Unit to let by way of a new lease.

RENT

The premises is available to rent for £45,000 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 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

08-Aug-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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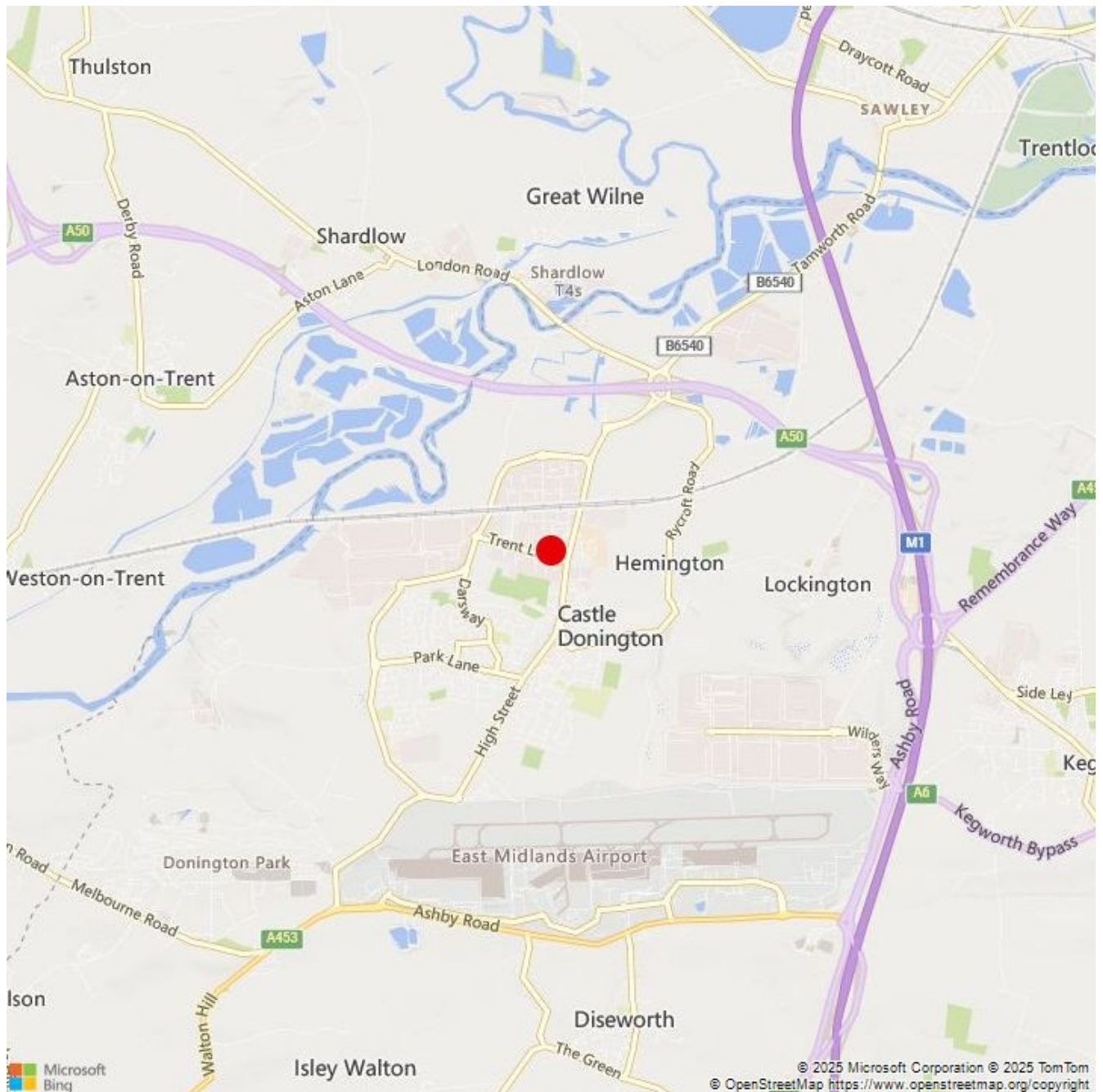
IMPORTANT NOTICE

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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