

TO LET | On Application

Secure Surfaced Industrial Open Storage Land



Trent Lane Industrial Estate, Castle Donington, Derby,  
Derbyshire, DE74 2PY

4.49 Acres | 1.82 Hectares



RICS



DAVID BROWN

COMMERCIAL





Location

The property is located within one of the premier distribution locations in the UK. It is within minutes from Junction 24A of the M1 and from East Midlands Airport, and the central location is equidistant from Nottingham and Derby. 70% of the UK's population sits within a 2 hour drive time.

Significant occupiers including M&S, Birlea, Supersmart, Interlevin Refrigeration and Expeditors are all within close proximity.

Description

The site comprises approximately 4.49 acres of open storage land suitable for a range of uses. The site is largely tarmac with areas of block paving and concrete making up the majority of the remainder of the site. The site is fully secured with fencing to the perimeter and large security gates to the frontage.

The site benefits from office and ancillary accommodation extending to 1,824 sq ft, with workshops/stores of 3,773 sq ft.

The site provides services including power, water and drainage. The site also benefits from flood lighting.

Accommodation

We have measured the property according to Net Internal Area (NIA):

| Description         | Sq Ft | Sq M   |
|---------------------|-------|--------|
| Office and Workshop | 1,824 | 169.45 |
| Open Stores         | 3,773 | 350.51 |
| TOTAL               | 4.49  | 1.82   |

Tenure

Leasehold

Services

It is understood that all mains services are connected to the property..

VAT

VAT is applicable at the prevailing rate.

Deposit

A deposit may be payable subject to status.

Business Rates

£95,000 as of the 2026 VOA rating list.

EPC

An EPC is in preparation.

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

**Additional Information**

**Rent**  
On Application

**Viewing**  
Viewing is strictly by prior appointment please contact Michael Green for further information.

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