

Secure Surfaced Industrial Open Storage Land

TRENT LANE INDUSTRIAL ESTATE, CASTLE DONINGTON, DERBY DE74 2PY

4.49 acres – TO LET



savills

KEY HIGHLIGHTS

- 4.49 acres.
- Immediately adjacent to East Midlands Distribution Centre (EMDC).
- Less than 1.5 miles to J1 of the A50.
- Less than 3.0 miles of J24A of the M1.
- Securely fenced and gated.
- Tarmac, block paving and concrete surface.
- Mains services.
- Separate car parking.
- Offices and ancillary accommodation.
- Open sided workshops/stores.

ACCOMODATION

| Description | Sq Ft | Sq M |
|---------------------|-------|--------|
| Office and Workshop | 1,824 | 169.46 |
| Open Stores | 3,773 | 350.52 |



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 together with a compact workshop and extensive open sided stores

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

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, Birllea, Supersmart, Interlevin Refrigeration and Expeditors are all within close proximity.

EPC

The EPC has been commission and will be available upon request.

RATEABLE VALUE

Rateable Value: £95,000

TERMS

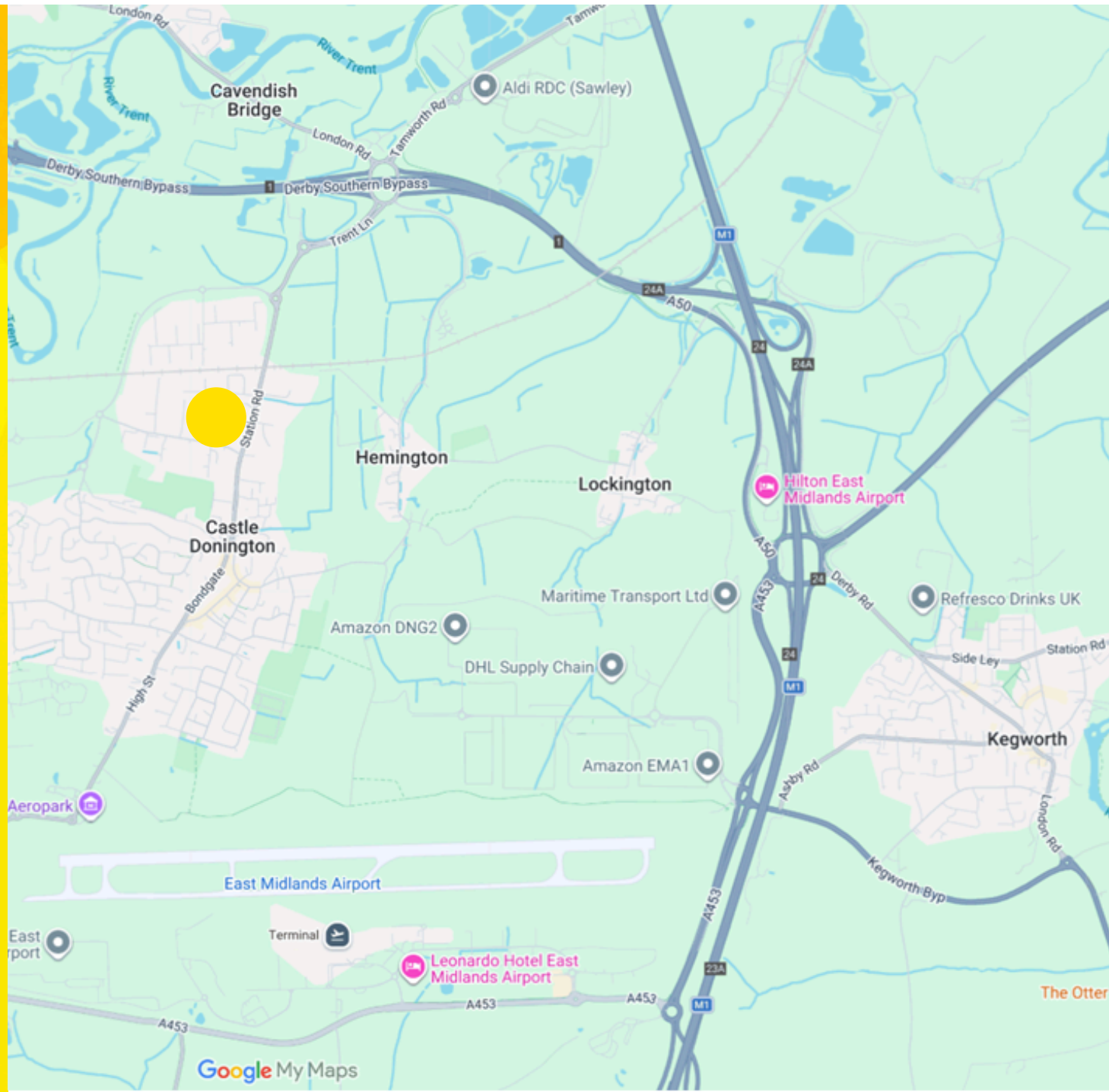
The land is available on a leasehold basis on FRI terms to be agreed.

VIEWING

Strictly by appointment with the agents.

VAT

VAT is applicable at the prevailing rate.



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