

NEW COMMERCIAL UNIT, TO LET

# UNIT 1 BUILDING 1, CRANE PARK LONDON ROAD

Kegworth, Derby, DE74 2EU



## KEY FEATURES

- Rent: on Application
- 3,000 Sq Ft (278.7 Sq M)
- Proposed Commercial / Distribution units on site
- 3,000 - 14,079 sq ft space available
- Superbly positioned
- Within Golden Triangle
- 1.8 Miles from J24 M1
- Good road frontage onto Kegworth Bypass & A6

## OMEETO DERBYSHIRE

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### LOCATION

Kegworth is a large village in the North West Leicestershire district, located c 2 miles southwest of Nottingham, 12.5 miles southeast of Derby and 17 miles north of Leicester.

The proposed units to let are situated at the Kegworth Bypass / A6 Island, just 0.3 miles south of Kegworth Market Place. An excellent range of amenities are close by to include a Co-op, Spa, along with a good range of independent local high street retailers, pubs, cafe's and overnight accommodation.

The site is extremely well positioned for commuter and transport links, with direct onto two major roads; The Kegworth Bypass, a new (2018) link road providing direct access between the A453 (1 mile west) and the A6 London Road (immediately to the east). The A6 (London Road), is a main arterial route into Kegworth connecting with J24 M1/ & A50/A453 Trunk Roads just 1 mile to the north and with Loughborough to the south.

### DESCRIPTION

New commercial units. Expressions of interest invited on a STP basis. From 3,000 to 14,079 sq ft.

It is proposed the units be constructed to shell, ready for occupier fit out. Upon completion each unit shall have:

- 6 meter eaves.
- 5 meter high, ground level electric up and over loading doors.
- 10% Natural roof lights.
- Mains electric, water and drainage connected.
- PV Panels.
- EV Charging points.
- Designated parking (1 space: 500 sq ft).
- Adequate space for HGV turning and deliveries.

In a large fenced and gated site providing 30 parking spaces with EV charging points.

### ACCOMMODATION

Sizes have been taken from architect plans and should be confirmed.

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>3,000</b>	<b>278.7</b>

### PLANNING

Expressions of interest are invited on a Subject to Planning basis. Subject to covenant and terms there may be scope to do a Design and Build.

### SERVICES

It is understood all mains services are to site with the exception of gas but to include 3 Phase. Upon completion, each unit will benefit from its own metered supplies. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### TENURE

The unit to let based on a minimum of 5 years. Rent will be subject to convert terms, use and final fit-out/finish.

### RENT

The premises is available to rent for on Application.

### 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

The units will be assessed upon practical completion. It is anticipated they will achieve an EPC rating of at least a B.

### VIEWING

Please contact us or visit the OMEETO website for full details. 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

30-Oct-2025

### 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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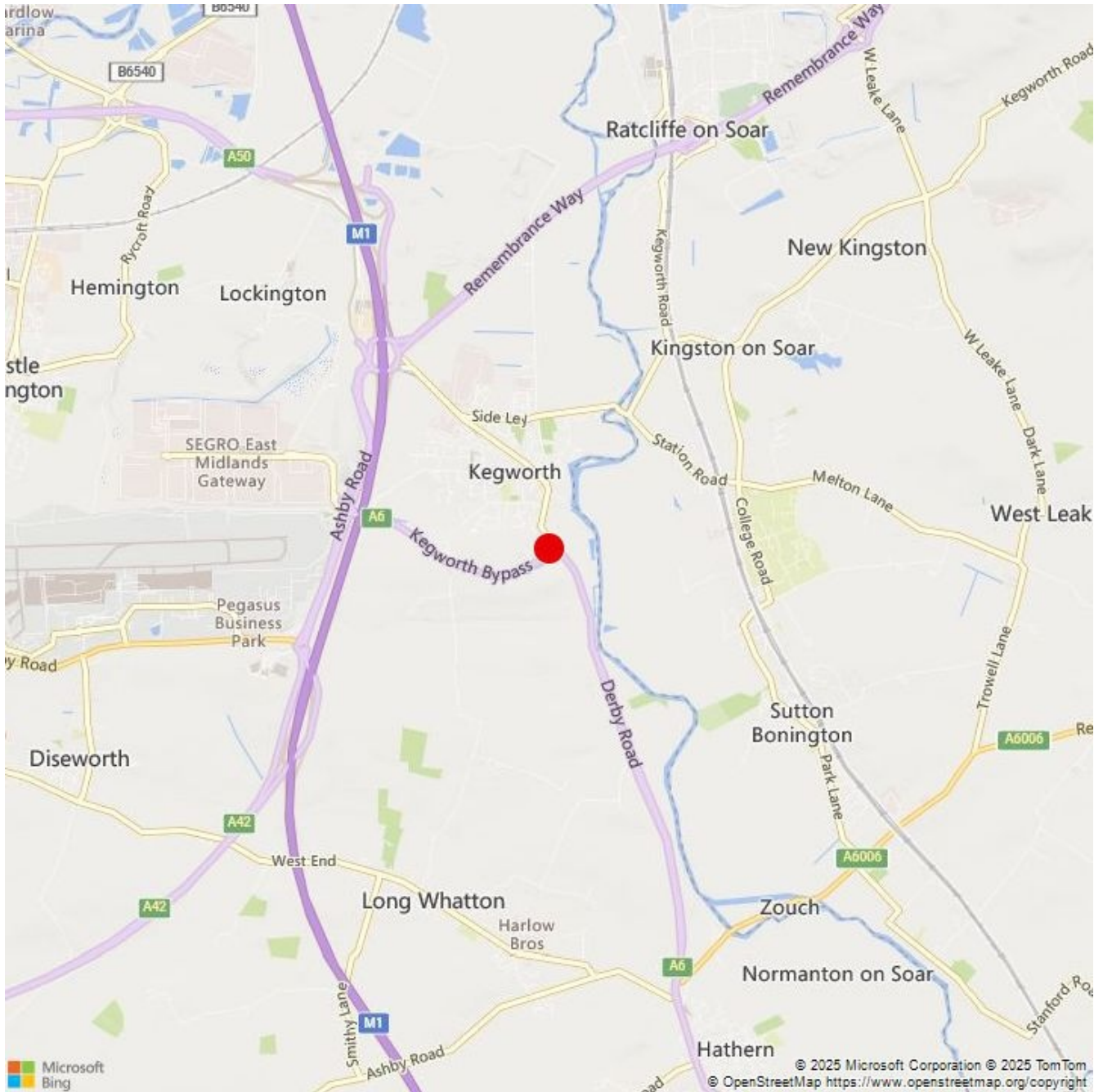
### IMPORTANT NOTICE

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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