

**MATHER  
JAMIE**  
01509 233433

**Units 20 & 22 Trent Lane Industrial Estate  
Sycamore Road  
Castle Donington  
DE74 2NP**

**TO LET**  
**£100,000 pax**

**Example Unit Shown**



**Refurbished Industrial Unit**

**1,323 sq m (14,240 sq ft)**

# Units 20 & 22 Trent Lane IE, Sycamore Road, Castle Donington, DE74 2NP

## DESCRIPTION

Trent Lane Industrial Estate offers a range of good quality industrial units with integral office accommodation. All units benefit from lighting, WCs and loading doors and have a minimum working height of approximately 5m.

Each unit has its own demised parking.

## ACCOMMODATION

Units 20 & 22 GIA	1,323 sq m	(14,240 sq ft)
-------------------	------------	----------------

## TENURE

The property is available by way of a new lease on full repairing and insuring terms, to be agreed.

## RENT

**£100,000 (one hundred thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.

## SERVICE CHARGE

An estate service charge is levied for the upkeep and maintenance of the common areas.

## BUSINESS RATES

Local Authority: NW Leicestershire

Period: 2025/2026

Rateable Value: TBC as currently combined with Unit 24

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATES (EPCs)

The property has an Energy Performance Asset Rating of 108 within Band E. The EPC is valid until 11 January 2033.

**NB:** The EPC is currently combined with Unit 24.

## PLANNING

We understand the premises have authorised planning consent under Class E/B2/B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

# Units 20 & 22 Trent Lane IE, Sycamore Road, Castle Donington, DE74 2NP

## LOCATION

Trent Lane Industrial Estate is located to the north of Castle Donington.

The location is well positioned to the west of Junction 24 of the M1, A42/M42 and A50 junctions within 2 miles of East Midlands Airport and approximately 5 miles from Derby, 10 miles from Nottingham, 6 miles from Loughborough and 25 miles north of Leicester.

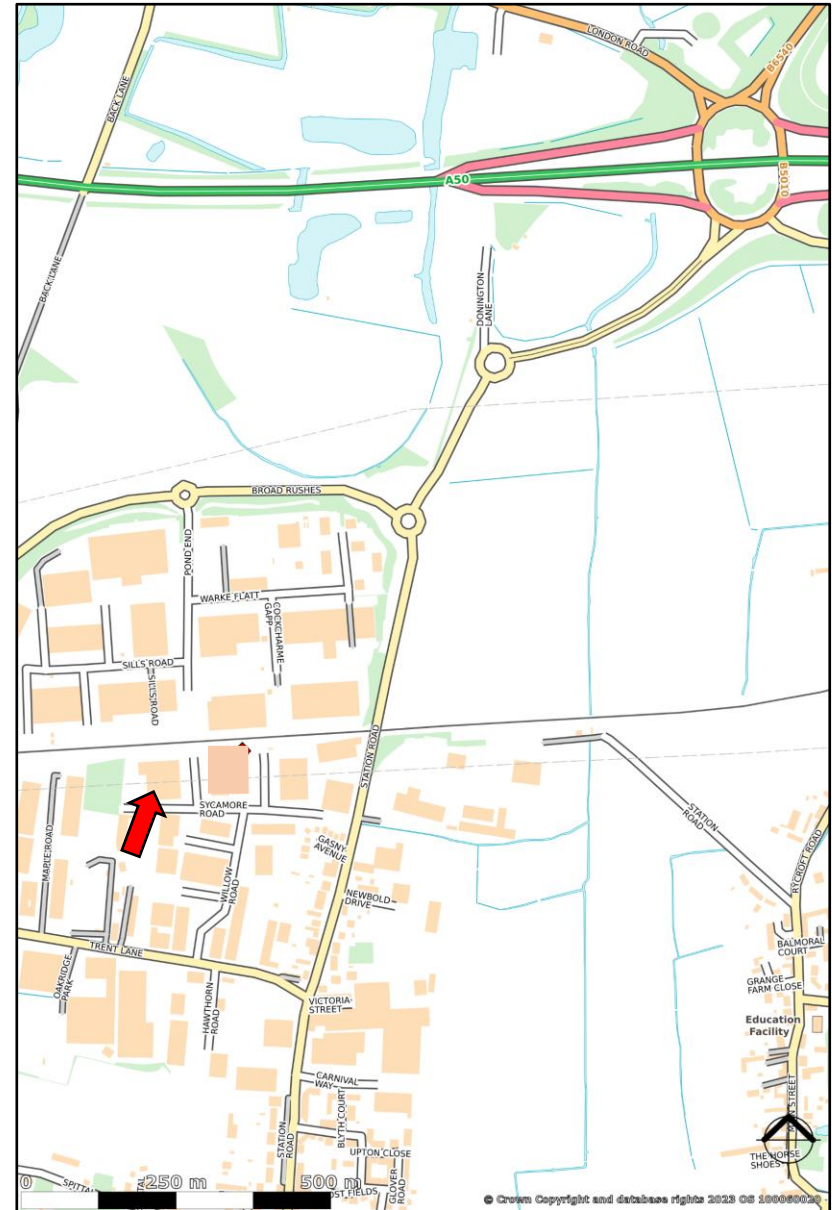
 **what3words:** ///masts.owns.pulsing

## OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Credas/Landmark Agent.



## **CONTACT:**

**Alex Reid MRICS**  
**alex.reid@matherjamie.co.uk**  
**07976 443720**



**3 Bank Court  
Weldon Road  
Loughborough  
Leicestershire  
LE11 5RF  
Website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)**

## **Joint Agent: NG**

**Thomas Szymkiw**  
**thomas@ng-cs.com**  
**07564 580300**

### **IMPORTANT INFORMATION**

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations