

**MATHER  
JAMIE**

01509 233433

**Ryan House  
Unit 8 Enterprise Park  
Trent Lane  
Castle Donington DE74 2PY**

**TO LET  
£12,000 pax**



**Two-Storey Offices**

**124.20 sq m (1,337 sq ft)**

# Ryan House, Unit 8 Enterprise Park, Trent Lane, Castle Donington, DE74 2PY

## DESCRIPTION

The property provides recently redecorated and carpeted ground and first floor offices, benefiting from gas central heating, UPVC double glazing, ceiling mounted and inset lighting with suspended ceiling in part.

The ground floor comprises one office and a WC with the first floor providing four offices, a WC and kitchen area.

## ACCOMMODATION

Ground Floor	30.57 sq m	(329sq ft)
First Floor	93.63 sq m	(1,008 sq ft)
<b>Total NIA</b>	<b>124.20 sq m</b>	<b>(1,337 sq ft)</b>

## TENURE

The property is available by way of a new lease on terms to be agreed.

## RENT

**£12,000 (twelve thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.



## BUSINESS RATES

Local Authority: North West Leicestershire  
Period: 2023/2024  
Rateable Value: TBC

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 96 within Band D. The EPC is valid until 24 April 2028.

## PLANNING

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

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




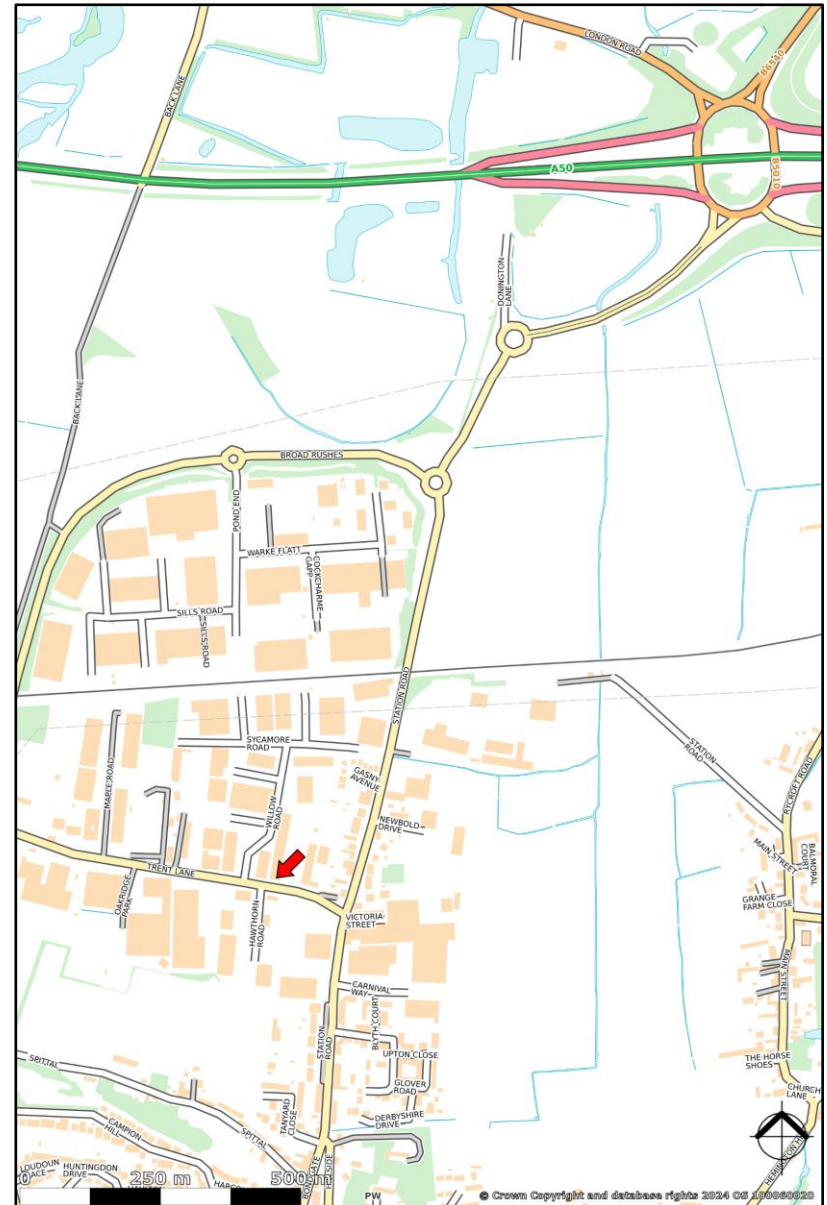
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## LOCATION

The property is located on Trent Lane Industrial Estate to the north of Castle Donington, being well-positioned 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.

In close proximity to the property there is an Aldi supermarket and Co-Op and within Castle Donington itself there is a range of service-based occupiers, such as restaurants, bars, pubs, cafes and shops.

 **what3words:**  
///final.mulls.windmill



## **CONTACT:**

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### **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