



Modern Industrial Unit in Popular Location 2,465 Sq Ft (229 Sq M)

- Available Q1, 2026
- Located 3.5 miles from J30, M1 and 2.5 miles from J29A, M1
- Level Access Loading
- 6 Meter Eaves Height
- Fitted Office and Ancillary
- First Floor Mezzanine

Modern Industrial Unit in Popular Location

2,465 Sq Ft (229 Sq M)

Location

The site is located on the northern edge of Staveley, a town which forms part of Chesterfield Borough Council, located circa 5 miles to the North East of Chesterfield. The site benefits from access to the Motorway network via J30 and J29A of the M1, located 3.5 miles and 2.5 miles away respectively.

Hartington Business Park is located to the west of Eckington Road and north of Ireland Close and the Chesterfield Canal. Access to the site is from Eckington Road via Farndale Road.

Description

Constructed in 2023, the Unit is of Modern Steel Portal Framed Construction with Steel Profile Cladding. Ready for Occupation Q1 2026.

Property Key Features Include:

- 6.0 metres clear height to underside of haunch
- LED Warehouse Lighting
- 1 Ground Level Loading Door
- Open Plan Office Space with Heating
- First Floor Mezzanine
- Kitchenette
- WCs
- Secure Concrete Yard Area
- Allocated Parking + EV Charging point
- 3 Phase Power Supply
- Fibre Broadband

*Please note the images are for illustration purposes only.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	2,088	193.98
Office & Ancillary Accom.	377	35.02
TOTAL	2,465 SQ FT	229 SQ M

*Please note that the unit contains a First Floor Mezzanine 1,140 Sq Ft, which can be retained if requested.

Terms

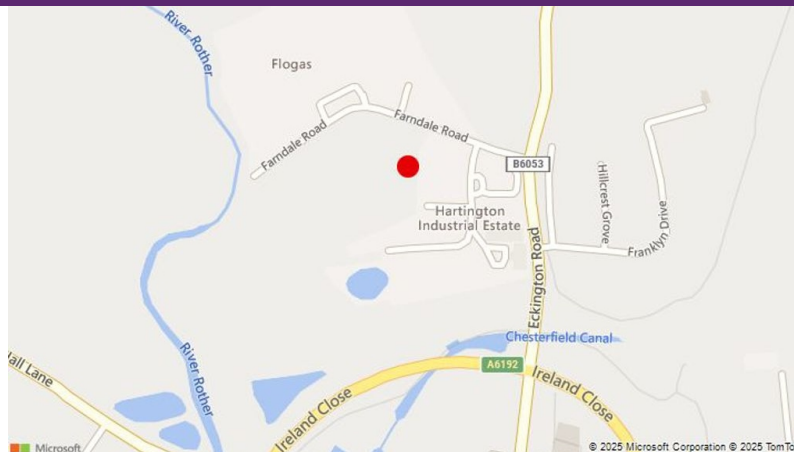
The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Rateable Value

The Rateable Value for the property is £17,500 per annum (September 2023- Present).

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the CPP agents:

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