



Modern Warehouse/Industrial Unit 4,899 Sq Ft (455.12 Sq M)

- Established Estate
- Close Proximity to J29A & J30, M1
- Fitted Ancillary Office and Welfare Facilities

Modern Warehouse/Industrial Unit

4,899 Sq Ft (455.12 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

The available accommodation comprises a modern semi detached industrial / warehouse unit. Recently constructed in 2023, the unit is of modern steel portal framed construction with steel profile cladding.

Property Key Features Include:

- 6m clear working height
- LED Warehouse lighting
- 1 Ground level loading door
- 3 Phase power
- Reception area
- Office accommodation
- WCs and Kitchen area.
- Secure shared yard and loading areas
- Fibre Broadband

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	4,241	393.99
Reception	233	21.65
Offices	290	26.94
WC & Kitchenettes	135	12.54
TOTAL	4,899 SQ FT	455.12 SQ M

Terms

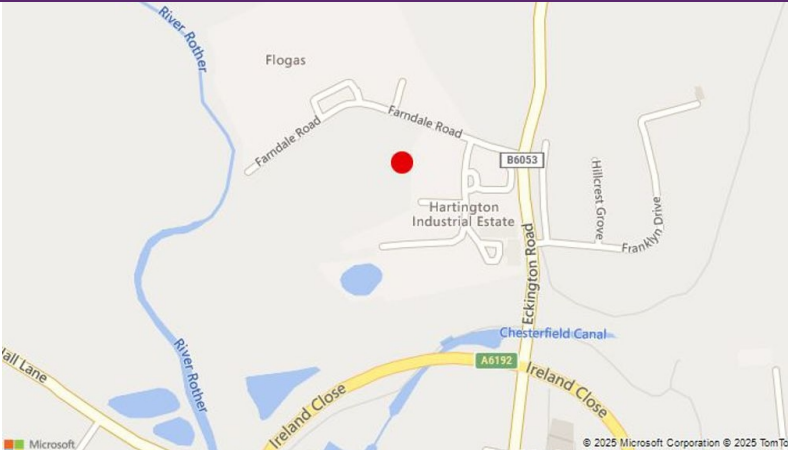
The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

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

Rateable Value

The Rateable Value for the property is £32,750 per annum (April 2026 - Present).



EPC Rating

The property has an EPC rating of A, 20.

Anti-Money Laundering (AML)

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

Legal Costs

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

Further Information

For further information please contact the CPP agents:
 Brodie Faint
 T: 0115 896 6611
 M: 07516 770513
 E: brodie@cpp.uk
 Jemmima Guy-Clark
 T: 0115 896 6611
 M: 07986 132 559
 E: Jemmima@cpp.uk

Or our joint agents, Knight Frank - 0114 272 9750

June 2026



COMMERCIAL PROPERTY PARTNERS

0115 896 6611

www.cpppartners.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.