



Modern Industrial / Warehouse Unit 2,465 Sq Ft (229 Sq M)

- Established Estate
- Close Proximity to J29A & J30, M1
- First Floor Mezzanine (can be retained by negotiation)

Modern Industrial / Warehouse Unit

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

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 Supply
- Reception area
- Office Accommodation
- WCs and Kitchen Area
- Secure shared yard an loading areas
- Allocated Parking + EV Charging point
- Fibre Broadband

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

Terms

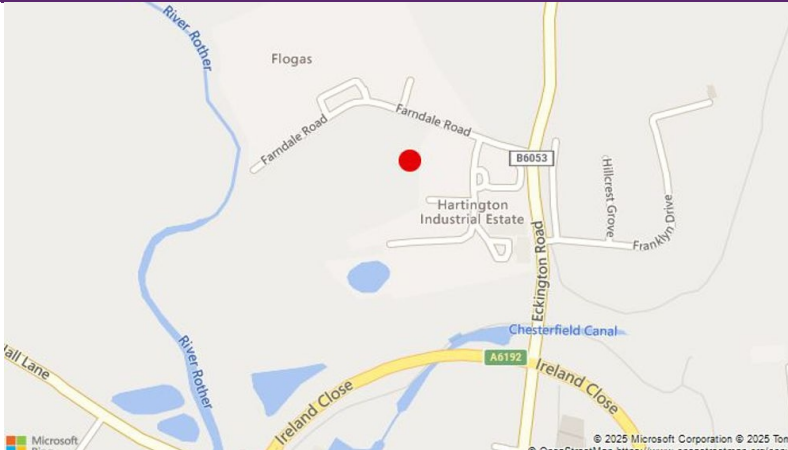
The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

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

Rateable Value

The Rateable Value for the property is £19,250 per annum (April 2026-Present).



EPC Rating

The property has an EPC rating of A, 24.

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:

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