COMMERCIAL PROPERTY PARTNERS

To Let
Energy House, Meadows Drive
Staveley
Chesterfield
S43 3LH

Industrial Unit To Let

5,354 Sq Ft (497.39 Sq M)

- Modern Detached Unit
- High Quality Offices
- Oversized Secure Yard
- Close to J29a M1

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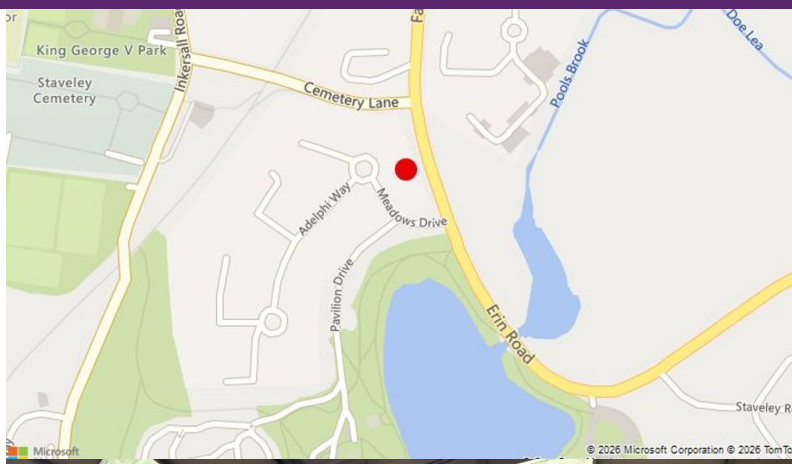

Location
Energy House is located on Meadows Drive within the established Staveley industrial area, approximately 3 miles south-east of Chesterfield town centre. The property benefits from convenient access to the regional road network, with Junction 29A of the M1 motorway approximately 2 miles to the east, providing direct connections to Sheffield, Nottingham and the wider Midlands. Staveley town centre is close by and offers local amenities.

Description
The property comprises a detached modern industrial unit of steel portal frame construction with associated yard.
Access to the warehouse is via a full-height roller shutter door, and provides brick/block and profile elevations
Eaves height of 5.4 m, rising to an apex of 6.9 m.
To the front, there is a yard and parking area with a pedestrian entrance leading into the reception with first-floor office accommodation and warehouse space.
To the rear, the unit benefits from an oversized, secure concrete service yard suitable for loading, storage or external operations.
The property occupies a generous site area of 0.65 acres.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	3,180	295.42
Ground floor Office	1,406	130.62
First Floor Office	768	71.35
TOTAL	**5,354 SQ FT**	**497.39 SQ M**

Terms
New FRI Lease terms to be agreed.
Quoting £50,000 + VAT per annum.

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

Rateable Value
The VOA has the current rateable value assessed as £29,500. Using the small business multiplier of 0.432, provides a rates payable of £12,744.

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.

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

Further Information
For further information please contact the sole agents CPP

Mr Ed Norris MRICS
T: 0114 270 9160
M: 07711 319 339
E: ed@cpp.uk

Will Rowe
T: 0114 2738857
M: 07709 281 377
E: will@cpp.uk

October 2026

COMMERCIAL PROPERTY PARTNERS
0114 273 8857
www.cppartners.co.uk

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