

# TO LET.

*Modern Industrial/Warehouse Unit with prominent access to J29A of the M1.*



**Unit 1B, Hartington Business Park, Farndale Road, Staveley, Chesterfield, S43 3YN.**

*Modern Industrial / Warehouse extending to 2,465 sq ft.*

## Location.

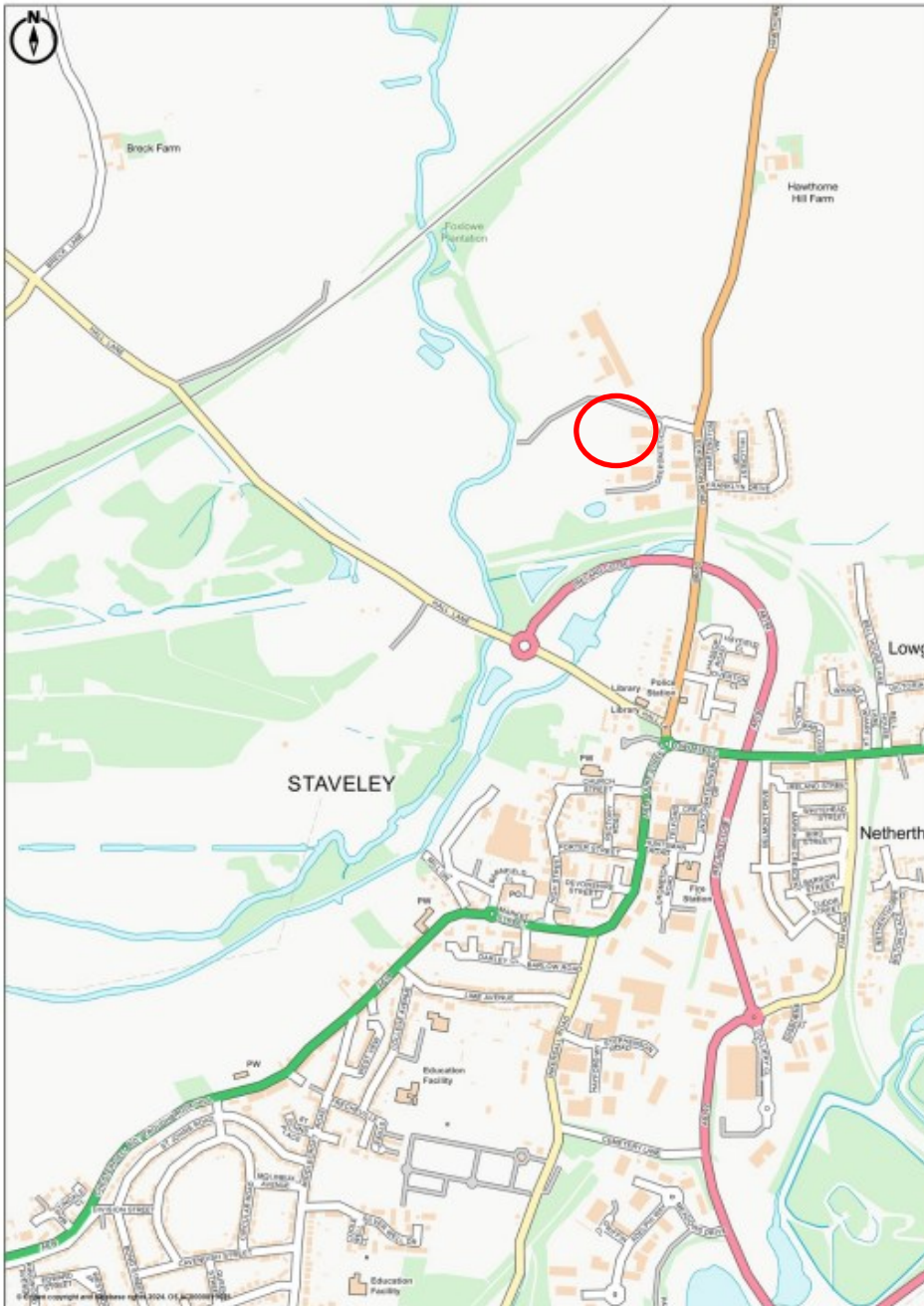
The site is located on the northern edge of Staveley, a town which forms part of Chesterfield Borough Council, located circa 5 miles to the North East of Chesterfield. The site benefits from access to the Motorway network via J30 and J29A of the M1, located 3.5 miles and 2.5 miles away respectively.

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 property is newly built and is finished to a high specification to include the following:

- Modern steel portal framed industrial unit
- 6.0 metres clear height to underside of haunch
- Steel profile cladding
- Concrete floor
- Secure concrete yard areas
- 1 no. ground level loading door per unit
- B2/B8 planning uses
- Fitted welfare / office accommodation
- Mezzanine with potential to remain in situ
- EV Charging points
- 3 phase power supply
- Fibre broadband
- Car parking



## Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Unit 1B	229	2,465

Please note that the unit contains a First Floor Mezzanine extending to 1,140 sq ft which has the potential to remain in situ.

## Quoting Rent.

Price on application.

## Terms.

The accommodation is available to let by way of a new effective full repairing and insuring lease on terms, by way of a service charge.

## Service Charge.

A service charge is payable to cover the maintenance and upkeep of the external fabric of the building and common areas of the estate.

## Rateable Value.

The current rateable value is £17,500.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

## EPC.

The property has an Energy Performance Certificate (EPC) rating of A24.

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

# Contact.

For further information, or to arrange a viewing, please contact Knight Frank or joint agents CPP:

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Particulars dated June 25. Photographs dated May 23.

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