

# To Let.

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



**Unit 2A Hartington Business Park, Fallow Road, Staveley, Chesterfield, S43 3BF.**

*Modern Industrial / Warehouse extending to 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.

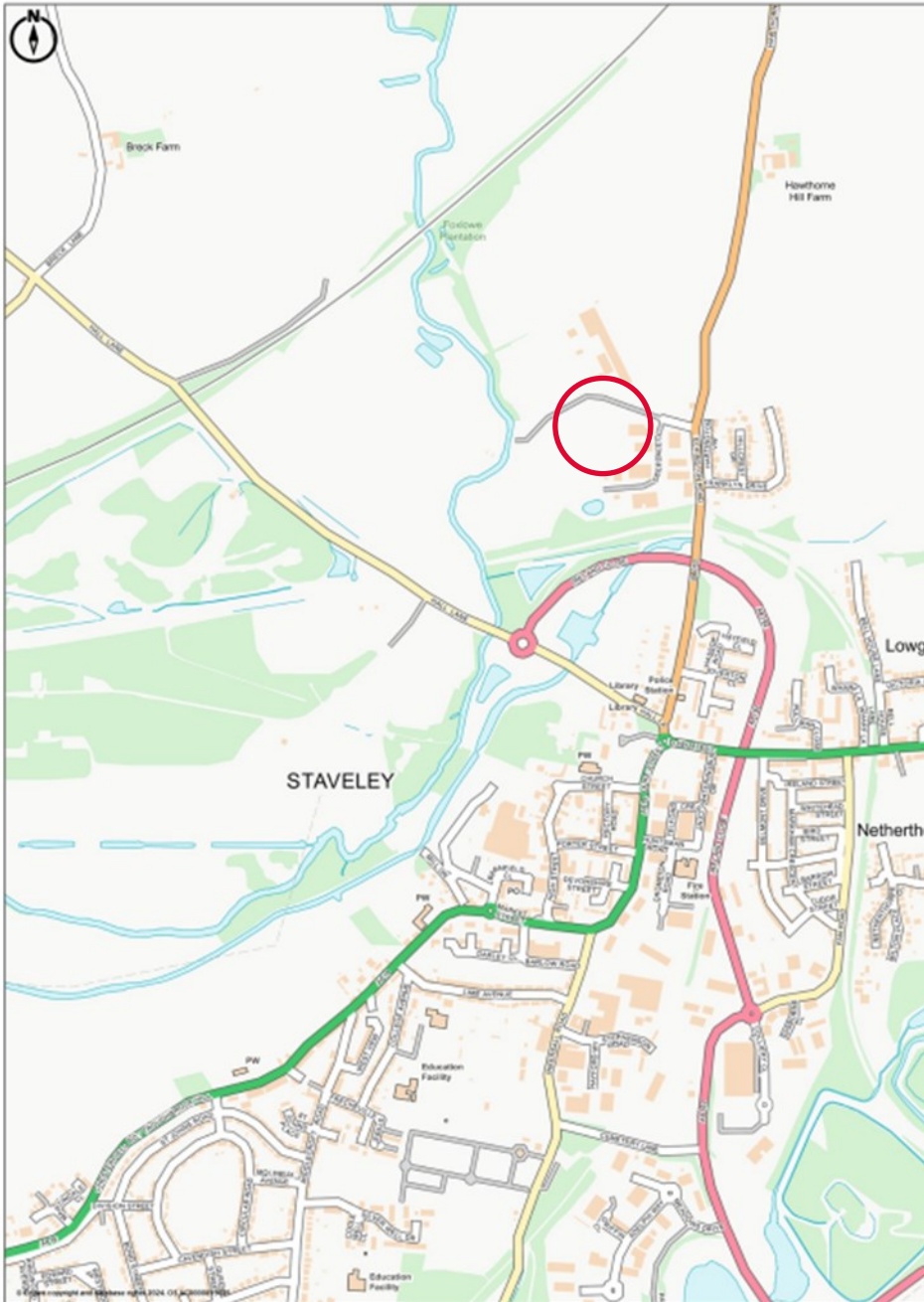
Hartington Business Park is located to the west of Eckington Road and north of Ireland Close and the Chesterfield Canal. Access to the site is from Eckington Road via Farndale Road.

## Description.

This available accommodation comprises a modern industrial warehouse recently constructed of steel portal frame with steel profile clad elevations.

The property benefits from the following specification:

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



## Accommodation.

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

Description	Sq M	Sq Ft
Warehouse	393.99	4,241
Offices and welfare	61.13	658
<b>Total</b>	<b>455.12</b>	<b>4,899</b>

## 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 £31,500.

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 A20.

## 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 2025. Photographs dated May 2023.

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