

# Hartington Business Park

DEVONSHIRE  
PROPERTY  
GROUP

Brand New Industrial  
Warehouse Units

4,064 – 8,136 SQ FT



Fallow Road, Staveley, Chesterfield, S43 3BF

Owned and Managed by  
Devonshire Property Group







## DESCRIPTION

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Hartington Business Park comprises 3 terraces of brand-new modern industrial/warehouse accommodation.





## 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.







# Future phase of development

Units from 3,255 sq ft to 71,610 sq ft available

\*Further plans available on request

## Why choose Hartingon Business Park?



EV Charging points



Fibre Broadband



Steel Portal Frame



6.0 Metres clear height



3 phase power supply



Secure concrete yard areas



Planning uses

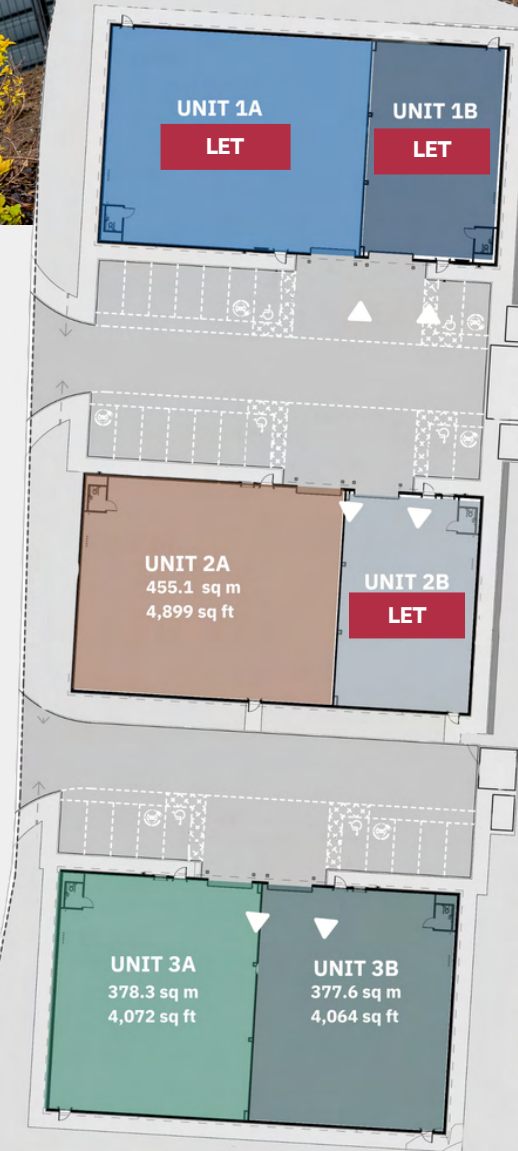


Steel profile cladding



## SCHEDULE OF ACCOMMODATION:

UNIT	SQ FT	SQ M	CPS
Unit 1A	NOW LET		6
Unit 1B	NOW LET		3
Unit 2A	4,899	455.1	6
Unit 2B	NOW LET		3
Unit 3A	4,072	378.3	5
Unit 3B	4,064	377.6	5



## TENANT FIT OUTS

The units are to be built to a shell specification to allow occupiers to fitout office accommodation to their desired specification. Office fitout packages can be provided by the landlord or incentive provided for tenant's to fit out themselves.

## TERMS

The units are available to lease by way of new lease on FRI terms to be agreed. Please contact the joint agents for quoting terms.

## VAT

Will be payable at the prevailing rate.

## EPC

EPC available upon request.

## FURTHER INFORMATION

For further information on the development, please contact the joint agents on the contact information below:

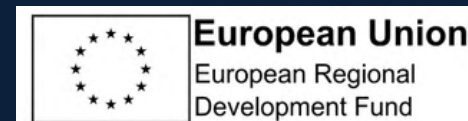


**Max Pickering**  
07835 059 363  
max@cppartners.co.uk

**Stuart Waite**  
07432 472 402  
stuart@cppartners.co.uk



**Harry Orwin-Allen**  
07467 912 623  
harry.orwin-allen@knightfrank.com



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