

Phase 2
ONSITE NOW

Hartington Business Park

High quality Industrial / Warehouse units
2,717 - 34,016 sq ft
To Let

Available October 2026

Computer Generated Image.



Very
Good



Fibre
broadband



7-8m clear
working height



East Midlands
Investment Zone
Special Tax Site

Fallow Road, Staveley, Chesterfield, S43 3BF
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CLAIRE WARD
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COMBINED COUNTY
AUTHORITY



DEVONSHIRE
PROPERTY GROUP

Overview

Hartington Business Park is a brand new, contemporary industrial / warehouse development, strategically located central to the UK and within 3 miles of both J29A and J30 M1.

Following the successful delivery of the first phase at Hartington Business Park, where high quality occupiers, including Derbyshire Pie & Co, Prime Switchgear, and 4 Eyes Patisserie are located, construction of Phase 2 is now underway.

Phase 2 comprises 11 industrial / warehouse units with high quality offices, built to a grade A specification. The scheme has been designed with flexibility in mind and therefore units can potentially be combined to offer larger units, with sizes ranging from 2,717 – 34,016 sq ft.

With excellent transport links, flexible high quality design and access to amenity and outdoor space, the units have been considered with the aim of providing the highest quality premises to meet modern occupier demands.



Photos showing completed phase 1 @ Hartington Business Park.



Accommodation & Specification

Units from 2,717 sq ft up to 34,016 sq ft

Phase 2 Accommodation Schedule

Unit	Gross Internal Area	
	Sq M	Sq Ft
4	1,204.23	12,962
5A	603.49	6,496
5B	590.59	6,357
5C	252.38	2,717
5D	253.03	2,724
6A	790.69	8,511
6B	391.88	4,218
6C	391.70	4,216
6D	391.88	4,218
6E	391.70	4,216
6F	802.38	8,637
Total	6,063.95	65,272

Note: All figures are derived from the Revit models.



Specification



7-8m clear working height



Fully fitted offices



High quality welfare



Ground level electric loading doors



Floor loading 35 kN/m²



Fibre broadband



Parking and ample external space

ESG Credentials



LED lighting to office space



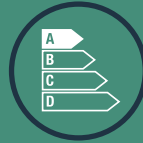
Solar PV panels



EV charging points



Very Good



EPC - target A Rating



Landscaped environment



Cycle parking

Hartington Business Park

Fallow Road, Staveley, Chesterfield, S43 3BF

Location

Hartington Business Park 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.



Drive times

J29A M1	2.5 miles
J30 M1	3.5 miles
M18	12 miles



Railway stations

Chesterfield	6 miles
Workshop	7 miles
Sheffield	10 miles
Retford (East Coast main line)	20 miles
Doncaster	25 miles



Airports

East Midlands	36 miles
Manchester	46 miles
Doncaster Sheffield	25 miles

East Midlands Investment Zone Special Tax Site

The development is located within the Hartington Staveley – Chesterfield Special Tax Site, allocated within the East Midlands Investment Zone (EMIZ).

Led by the East Midlands Combined Authority (EMCCA), EMIZ aims to accelerate growth within the advanced manufacturing and clean energy sectors across Derbyshire & Nottinghamshire – positioning the region as a national centre for zero carbon technology and industrial excellence and assisting qualifying businesses to expand, innovate and succeed across the region.

Potential benefits of locating your business at the Hartington Staveley Special Tax Site

The Hartington Staveley Special Tax Site focuses on creating new innovation and employment space for the advanced manufacturing and clean energy sectors.

For qualifying businesses within these sectors, EMIZ is able to offer incentives for occupying premises within the Hartington Staveley Special Tax Site, aimed at driving economic growth and generating thousands of high quality jobs. Potential benefits for qualifying businesses include:

- Business Rates Relief (BRR) – subject to the companies occupying being either Advanced Manufacturing or clean energies
- Stamp Duty Land Tax (SDLT) Relief
- Employer NIC Relief
- Enhanced Capital Allowance (ECA)
- Enhanced Structures and Buildings Allowance (SBA)

The East Midlands Combined County Authority (EMCCA) is the accountable body for EMIZ and will oversee and manage the implementation of the initiative.

For further information on the EMIZ and The Hartington Staveley – Chesterfield Special Tax Site, please visit:



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TERMS

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

VAT

Will be payable at the prevailing rate.

EPC

The properties will be assessed on practical completion. Target A rating.

PLANNING

The premises have planning consent for Use Classes B2 & B8.

ANTI MONEY LAUNDERING

Any lettings will be subject to satisfactory Anti Money Laundering checks in line with HMRC regulations.



Photos showing completed phase 1 @ Hartington Business Park.

FURTHER INFORMATION

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



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