



HARTINGTON COMMERCE PARK

///HANGS.SOLO.SHIRT

A New Build To Suit
Industrial / Manufacturing /
Distribution Development

For Sale / To Let
20,000 - 700,000 sq ft

Close proximity to M1/J29a

Hartington Commerce Pk,
Hall Lane, Staveley, S43 3YN



In partnership with

CLAIRE WARD
MAYOR OF THE
EAST MIDLANDS

East Midlands
Combined County
Authority

**Part of the East
Midlands Investment Zone**



EXPANDING HORIZONS: BESPOKE UNITS AVAILABLE FROM 20,000 - 700,000 SQ FT

Hartington Commerce Pk extends to 65 acres and has outline consent for over 710,000 sq ft of employment space.

The site will benefit from a new entrance off Hall lane and offers easy access to J29a M1.

The site offers flexibility to accommodate occupiers specific requirements from 20,000 - 700,000 sq ft.

PLOT 3000
140,878 SQ FT

PLOT 1000
410,934 SQ FT

PLOT 2000
158,348 SQ FT

M1 J29A
3.5 MILES / 7 MINS

HALL LANE

LOCAL OCCUPIERS

ariel

Morrisons

TESCO



JEWSON

McDonald's

Sainsbury's

Arnold Clark

EURO
CAR PARTS

Mercedes-Benz

LIDL

halfords



MARKET
LEADING
SPECIFICATION



5 MW
POWER
SUPPLY



LOCATED IN THE
EAST MIDLANDS
INVESTMENT
ZONE



TARGETING
BREEAM
EXCELLENT



EPC
RATING
A



YOUR VISION, YOUR SPACE: FLEXIBLE SOLUTIONS BUILT AROUND YOU

Hartington Commerce Park offers complete flexibility across a gross site area of approximately 65 acres. Indicative masterplans are provided for illustrative purposes only, showcasing the potential of the site. Designs can be tailored to suit individual occupier requirements, with units available for sale or to let upon completion.

Plot 1000



28 DOCK DOORS



50M YARD DEPTH



XX EAVES HEIGHT



301 PARKING SPACES



4 GROUND LEVEL DOORS



50kN FLOOR LOADING



EV CHARGING



CYCLE STORAGE

Plot 1000	Hectares	Acres
Site	7.82	19.33
	SqM	SqFt
GIA	38,177	410,934

Plot 2000



14 DOCK DOORS



50M YARD DEPTH



XX EAVES HEIGHT



143 PARKING SPACES



2 GROUND LEVEL DOORS



50kN FLOOR LOADING



EV CHARGING



CYCLE STORAGE

Plot 2000	Hectares	Acres
Site	3.92	9.70
	Sq M	Sq Ft
GIA	14,711	158,348

Plot 3000



11 DOCK DOORS



50M YARD DEPTH



XX EAVES HEIGHT



131 PARKING SPACES



50kN FLOOR LOADING



EV CHARGING

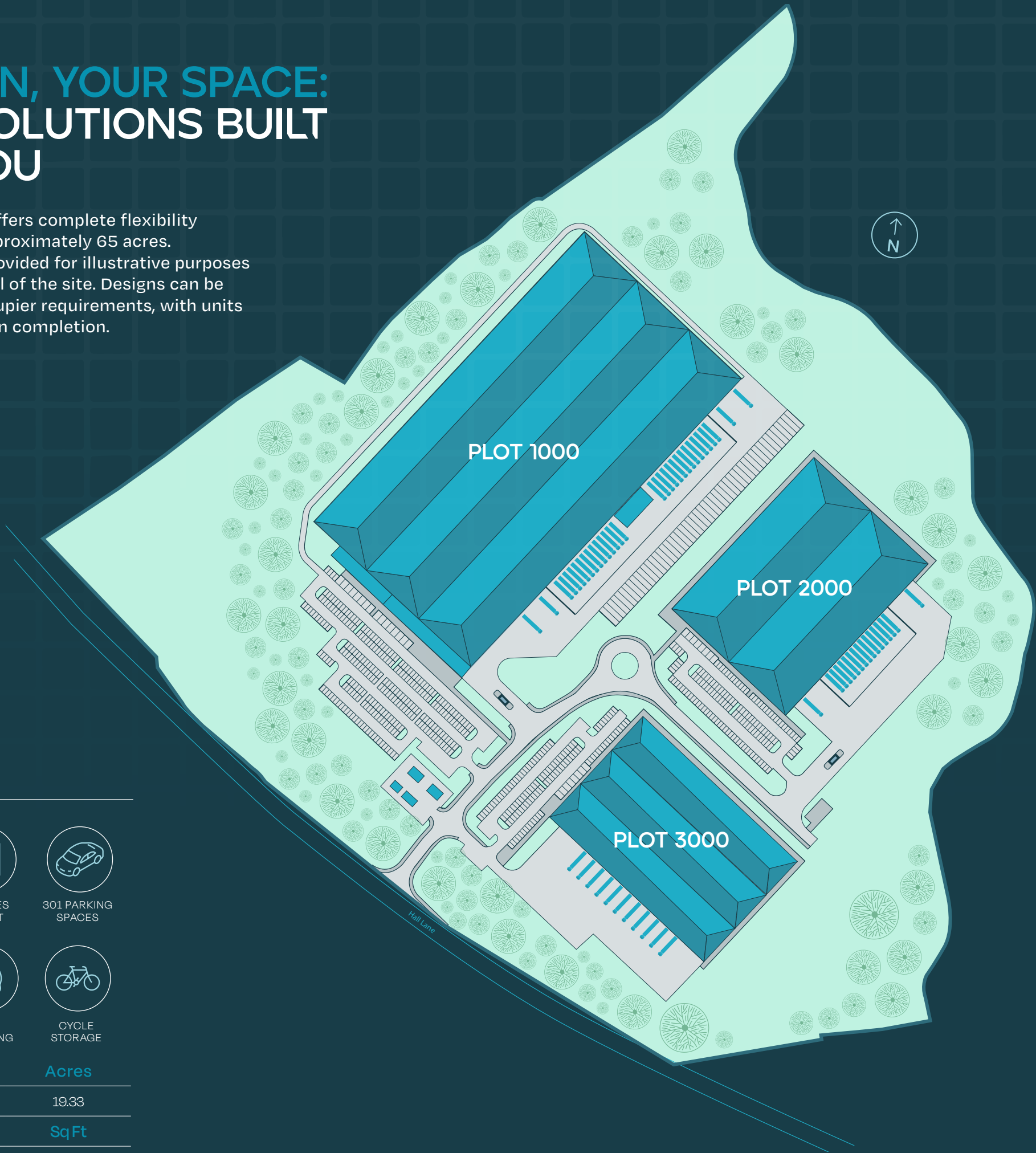


CYCLE STORAGE

Plot 3000	Hectares	Acres
Site	2.44	6.05
	Sq M	Sq Ft
GIA	13,088	140,878

Total

	Sq M	Sq Ft
Totals GIA	65,976	710,160



* Masterplans are indicative only.



SECOND MASTERPLAN OPTION WITH FIVE FLEXIBLE UNITS

A second masterplan option illustrates a layout of five flexible units, designed to accommodate a range of occupier requirements. All masterplans are indicative and provided for illustrative purposes only, showcasing the potential of the site. Designs can be tailored to suit individual needs, with units available for sale or to let upon completion.



HIGH SPECIFICATION



LOADING DOORS IN EACH UNIT



YARD DEPTHS OF 35M TO 50M



CAR PARKING FOR EACH UNIT



PV PANELS



5mW POWER SUPPLY



50kN/m² FLOOR LOADING



EV CHARGING



Plot	Site		GIA		Loading Doors	Car Parking
	Hectares	Acres	Sq M	Sq Ft		
1000	7.62	18.83	38,177	410,934	30	355
2100	1.47	3.64	4,678	50,354	5	92
2300	0.8	1.98	2,937	31,614	3	61
2500	1	2.49	3,694	39,762	4	74
3000	2.92	7.22	13,088	140,878	11	180
Totals GIA			62,574	602,165	53	762

* Masterplans are indicative only.



Indicative image



Local EV Charging



Indicative image



Markham Vale Enterprise Zone, Chesterfield



Indicative image



Indicative image



Indicative image



Indicative image



DEMOGRAPHICS THAT DELIVER

H.C.P

Population

500,000

people live within a 30-minute drive of Chesterfield, providing a significant local labour

Reference: Chesterfield Investment Map

Manufacturing and construction account for

19%

of businesses in the borough

Reference: Chesterfield Investment Map

Investment

£20M

Levelling up fund to revitalise the heart of Chesterfield and Stephenson Memorial Hall, bringing an enhanced leisure, retail and cultural offering.

Reference: Chesterfield Investment Map

Transport

90

minutes from 4 international ports

Reference: Chesterfield Investment Map

Investment

Chesterfield Borough Council's Growth Strategy aims to increase the value of the town's visitor economy by

20% BY 2030

Reference: Chesterfield Investment Map

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**SITE FALLS WITHIN
THE EAST MIDLANDS
INVESTMENT ZONE**

Population

23M

people live within a 2-hour drive of the Chesterfield Borough

Reference: Chesterfield Investment Map

Higher Education

98%

of former students at Chesterfield's University of Derby campus are in professional occupations 15 months after graduating

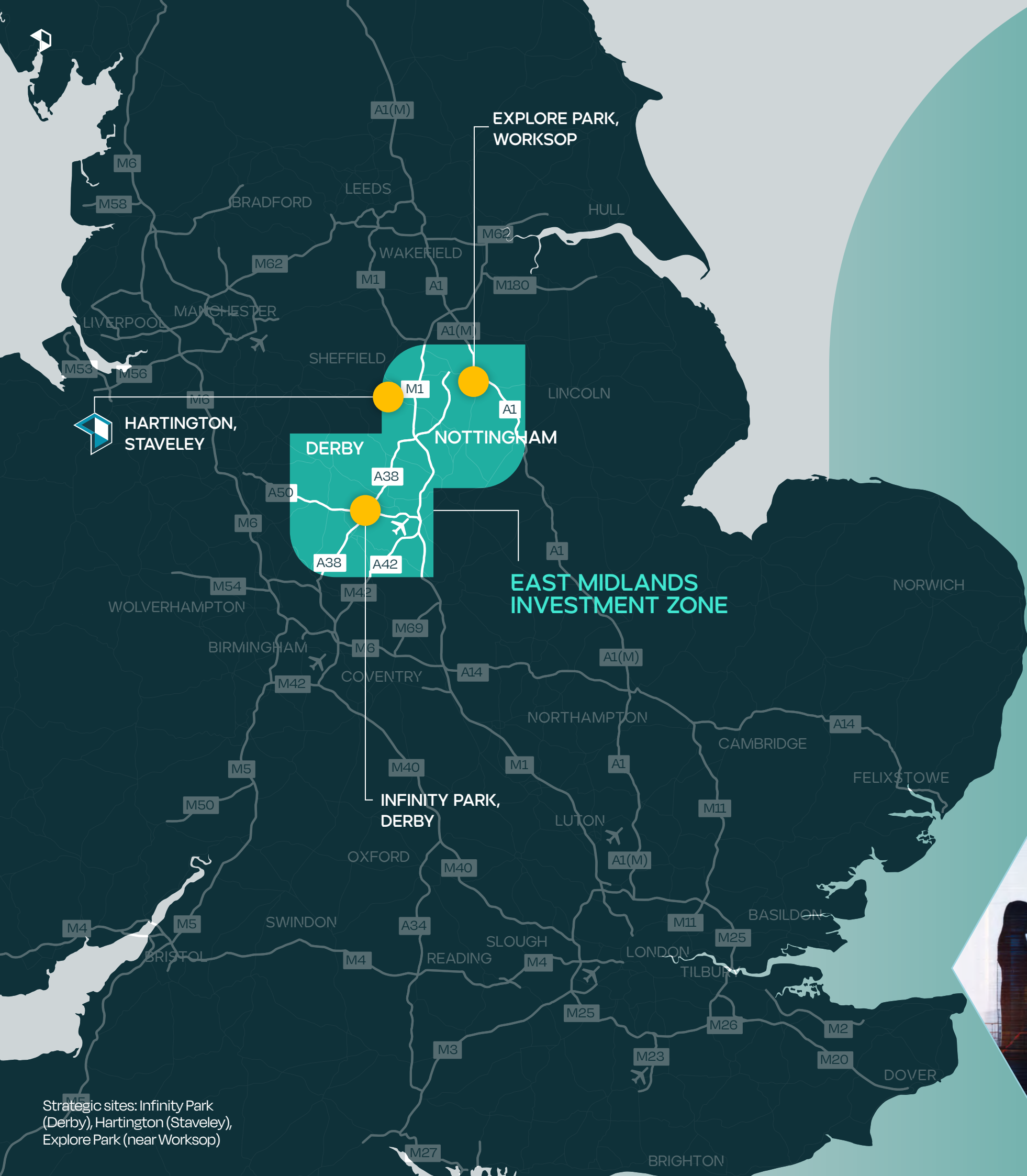
Reference: Chesterfield Investment Map

Over

3,300

businesses operate in Chesterfield.

Reference: Chesterfield Investment Map



Strategic sites: Infinity Park (Derby), Hartington (Staveley), Explore Park (near Worksop)

EAST MIDLANDS INVESTMENT ZONE (EMIZ)

The East Midlands Investment Zone (EMIZ), backed by the East Midlands Combined County Authority (EMCCA), is driving growth across Derbyshire and Nottinghamshire through clean energy and advanced manufacturing. With strong government and private investment, it supports businesses to scale, innovate, and thrive. Partnering with top universities and industry leaders, EMIZ is establishing the region as a national hub for zero-carbon technology and industrial excellence.

With major investors like Rolls-Royce and Laing O'Rourke, it will drive private investment, create thousands of jobs, and deliver innovation-led growth across key sites in Derby, Chesterfield, and Worksop.



£160 million government funding over 10 years



£9.3 million anchor investment from Rolls-Royce and Laing O'Rourke



Focus: clean energy innovation and advanced manufacturing excellence



Targeting £383 million+ in private investment



Incentives: grants, tax breaks, and business rate retention



Backed by University of Nottingham, University of Derby, and Nottingham Trent University



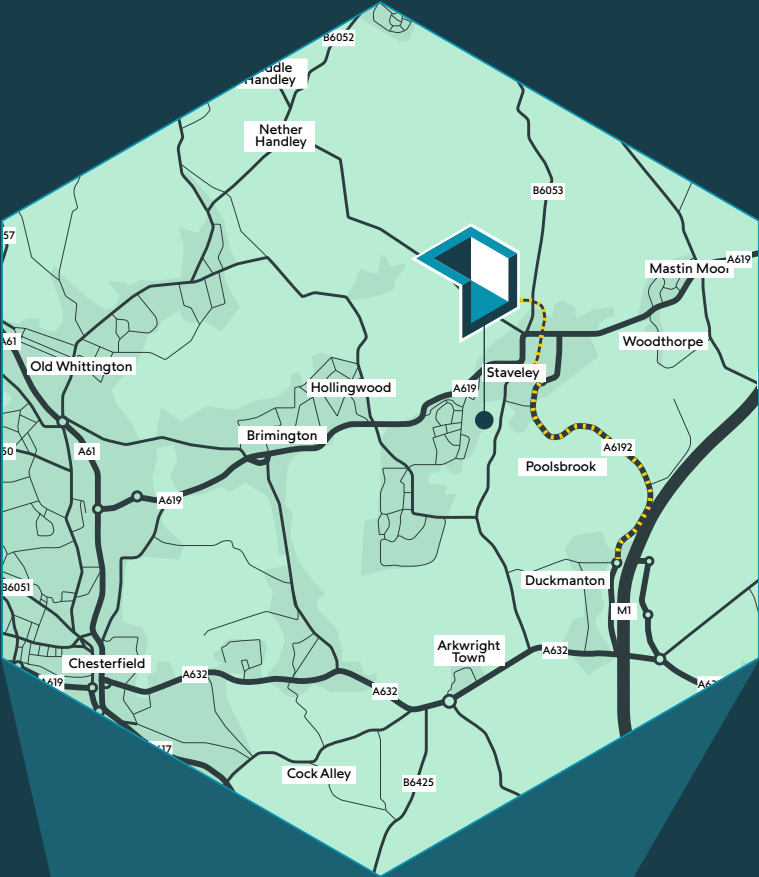


PRIME LOCATION WITH DIRECT M1 ACCESS

The site is located on the northern edge of Staveley, a town which forms part of Chesterfield Borough Council, located to the North East of Chesterfield easily accessible from the M1 motorway at J29a and J30.

J29a is an established motorway junction at Markham Vale and allows easy access to the wider road network with the A38 and M18 interchange within easy reach.

The site will be accessed from a new entrance from Hall Lane. The surrounding area is an established location with occupiers including AVK Donkin, Brett Martin and Ariel Plastics.



M1 Corridor



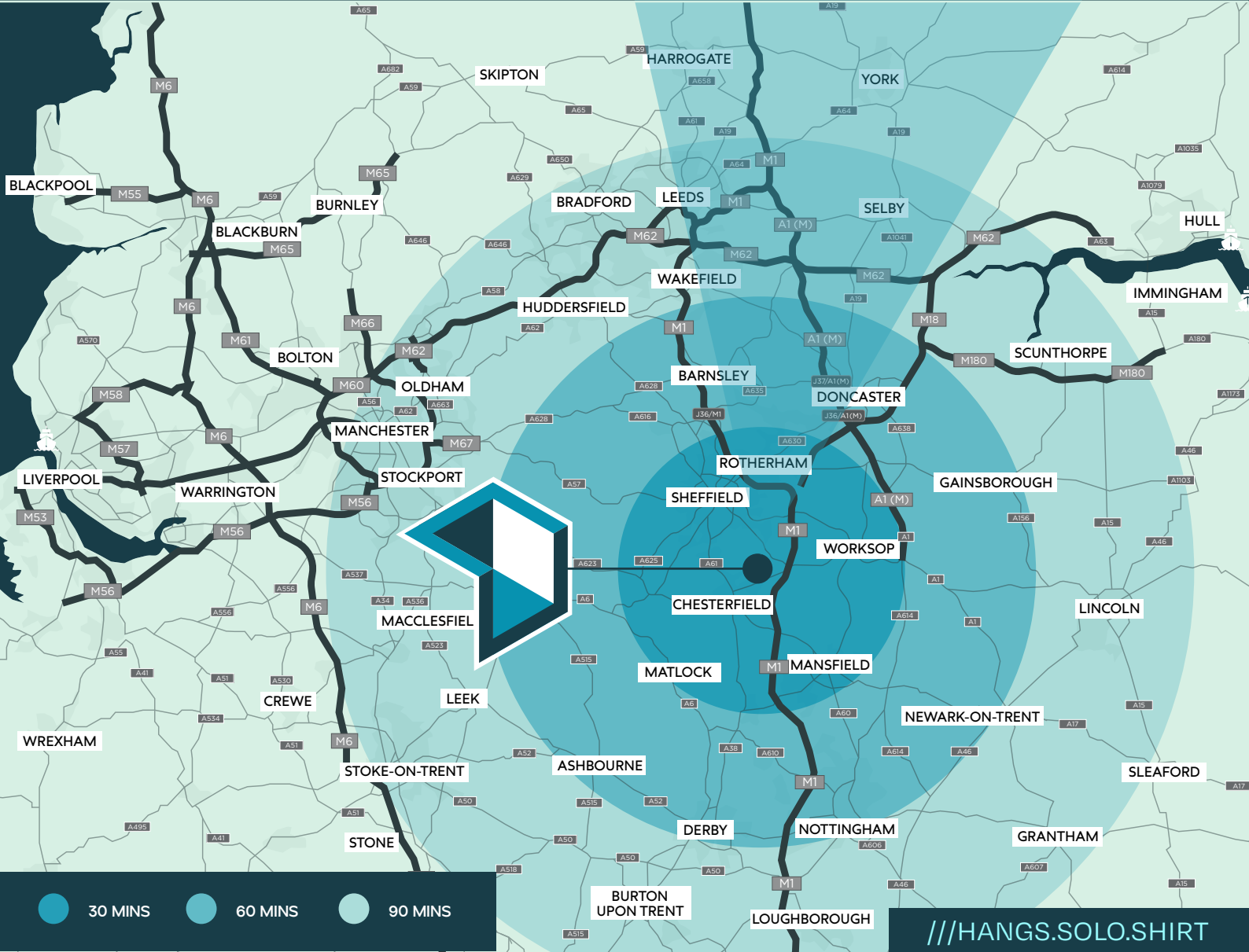
Chesterfield



Transcare HGV Servicing

A REGION BACKED FOR GROWTH

The Staveley area provides excellent operational support for industrial occupiers, with nearby HGV fuel and servicing facilities at Markham Vale and 24-hour amenities at the M1 corridor. Trade and building suppliers, including Screwfix and Toolstation, are located within a 10-minute drive, while Chesterfield offers a range of business hotels, banks, and courier depots. Local employment catchments and established logistics operators in the area further enhance the site's suitability for distribution and manufacturing use.



Location	Miles	Minutes	Air	Miles	Minutes
Chesterfield	5.7	14	East Midlands	36.4	40
Sheffield	12.5	24	Manchester	46.2	1hr 15
Rotherham	14.8	24	Leeds	56.9	1hr 10
Doncaster	24.1	30	Birmingham	70.7	1hr 10
Nottingham	27.1	35	Port	Miles	Minutes
Birmingham	69.4	1hr 15	Immingham	67.5	1hr 10
London	150	2hrs 40	Hull Humber	71.5	1hr 15
			Liverpool	71.5	1hr 15



SHAPING A GREENER FUTURE



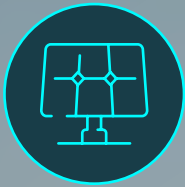
EPC
RATING A



BREEAM
TARGETING
EXCELLENT



EV
CHARGING



PV
PANELS



LED
LIGHTING



RAINWATER
HARVESTING





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East Midlands Investment Zone

The site is located within the East Midlands Investment Zone. Qualifying businesses could benefit from an additional support package.

Focusing on clean energy and advanced manufacturing, EMIZ will provide various incentives to businesses located within its area, such as grants, business rates retention and tax incentives, aimed at driving economic growth and generating thousands of high-quality jobs.

Terms

Occupiers requirements can be accommodated on a build to suit basis available **for sale or to let** on completion.

We would welcome the opportunity to meet with occupiers and understand their specific requirements.

AML

The tenant / purchaser will be required to satisfy AML requirements.

Legal Costs

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

VAT

All prices quoted are excluding VAT, to be charged at the prevailing rate.

Planning

The site has outline consent for 710,000 sq ft of employment space (CHE/13/00675/OUT). Uses E, B2 and B8.



Viewing and Further Information

Please contact the retained letting agents:



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