

MARKHAM VALE TRADE PARK

NEW BUILD | INDUSTRIAL WAREHOUSE |
TRADE COUNTER UNITS

FROM 3,817 - 17,000 SQ FT

B2/B8 PLANNING PERMISSION

AVAILABLE FROM Q4 2026



TILE.SOOTHING.WEARY
JUNCTION 29A / M1 | ENTERPRISE WAY CHESTERFIELD, S44 5FD

← M1 / J29A ←
3 MINS / 0.5 MILES
← M1 / J30 ←
6 MINS / 3.5 MILES
↑ M1 / J29 ↑
6 MINS / 3.5 MILES
→ CHESTERFIELD →
4 MINS / 4.4 MILES
↓ SHEFFIELD ↓
28 MINS / 20.7 MILES



MARKHAM VALE TRADE PARK



HIGH SPEC. HIGH STANDARD. HIGH IMPACT.

Markham Vale Trade Park delivers a new benchmark for trade counter, warehouse, and light industrial accommodation in Derbyshire. Offering flexible units from 3,817 to 17,000 sq ft, the development is tailored to meet the operational needs of occupiers from a range of sectors. Each unit has been designed to a high specification with generous parking, efficient circulation space, and excellent visibility within the thriving Markham Vale estate. Whether you're a regional distributor, trade counter operator, or light manufacturer, Markham Vale provides the infrastructure and business ecosystem to help you grow.

TRADE SPACE WITH A PROFESSIONAL ADVANTAGE



Excellent Yard & Turning Circles



EV Charging Points



Electrically Operated Sectional Overhead Door



6.5m Eaves Height



50 Car Parking Spaces



Landscaped Surrounds



Doorstep Food and Beverage Amenities

BREEAM®

BREEAM 'Very Good'



EPC A

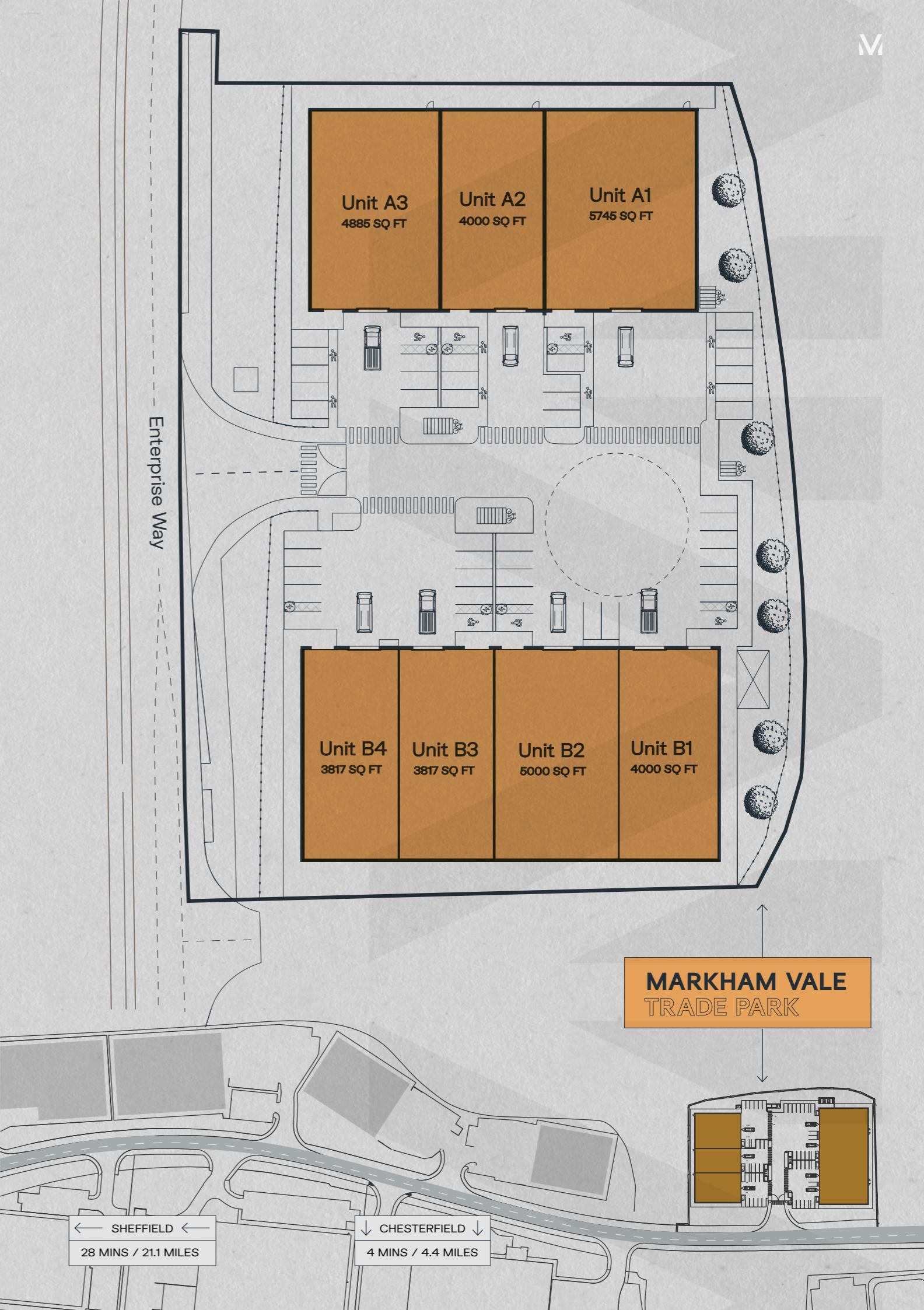
Local Occupiers



Accommodation

The premises provide the following GIA:

UNIT	SQ FT	SQ M
A1	5,745	533
A2	4,000	371
A3	4,885	453
B1	4,000	371
B2	5,000	464
B3	3,817	354
B4	3,817	354
TOTAL	31,264	2,566



STAY CONNECTED. PLUG INTO THE NETWORK.

Ideally located at Junction 29a of the M1, Markham Vale Trade Park offers fast access to the national motorway network. Sheffield is 30 minutes away, East Midlands Airport under 45, and London reachable in 2.5 hours. With a growing workforce, new housing nearby, and strong regional links, it's perfectly positioned for ambitious businesses.

119,000

PASSING VEHICLES
PER DAY

4,080

NEW HOMES WITHIN
10 MILES

270,000

PEOPLE WITHIN 20
MINUTES

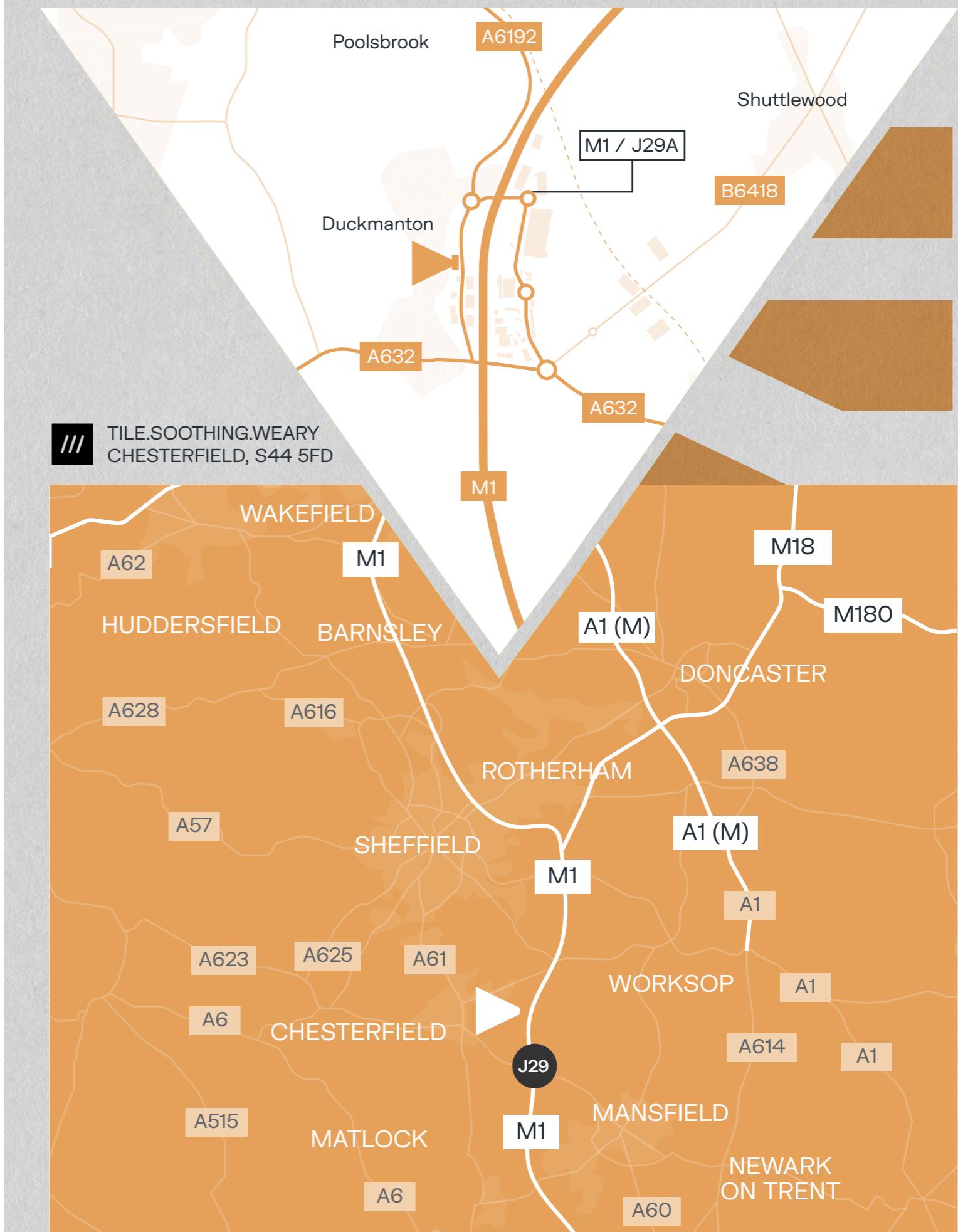
5.8 MILLION

POPULATION WITHIN
60 MINUTES

27.7%

OF LOCAL WORKFORCE
IN CONSTRUCTION &
MANUFACTURING

LOCATION	MILES	TIME
CHESTERFIELD TOWN CENTRE	5	10 MINS
MANSFIELD	10	16 MINS
SHEFFIELD	21	30 MINS
DONCASTER AIRPORT	27	43 MINS
EAST MIDLANDS AIRPORT	33	45 MINS
MANCHESTER	50	1 HR 37 MINS
LONDON	148	2 HR 30 MINS



MARKHAM VALE TRADE PARK





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CONTACT

FOR MORE INFORMATION OR TO ARRANGE
A VIEWING PLEASE CONTACT THE SOLE
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LITTONPROPERTIES.CO.UK

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