



**Renshaw
Chartered
Surveyors**

TO LET



EDUCATION FACILITY

RENTAL OFFERS INVITED

Derbyshire ECO Centre

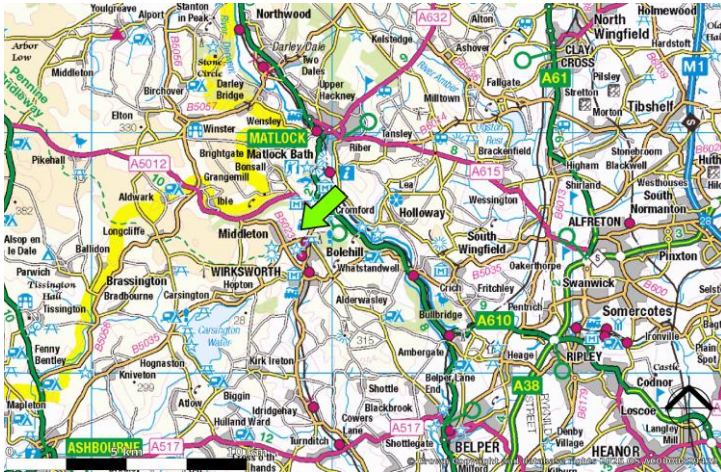
Porter Lane, Matlock

DE4 4LS

- 375.83 sq m (4,045 sq ft)
- Wonderful learning environment with a range of indoor, covered outdoor and greenspace
- Green roof and rain water harvesting
- Air source heat pump linked to underfloor heating
- PV and solar hot water panels
- Large site of 6.9 acres (2.8 hectares)
- USE RESTRICTED TO – ECO Sustainable Education Centre
- OFFERS BY 5TH DEC 2025 – 12 noon

LOCATION

The facility is strategically located in the centre of Derbyshire in close proximity to the historic centre of Wirksworth and easily accessible by public transport. The centre is situated some 4 miles south of Matlock and 15 miles north of Derby. The property benefits from being in close proximity to the High Peak Trail. Nearby occupiers include the National Stone Centre and Mount Cook Adventure Centre.



DESCRIPTION

The property was constructed in 2010 to a very high specification, with the aim of providing a county hub for courses, focussing on heritage and sustainable building skills, rural crafts, the environment and energy saving/renewable energy.

There are 5 dedicated parking spaces on the road way and additional accessible spaces on site.

ACCOMMODATION

Description	(sq.m) GIA	(sq ft) GIA
Eco Centre	375.83	4,045
Additional range of outbuildings, greenhouses and shipping containers – not measured		
TOTAL	375.83	4,045

EPC RATING - A

A full copy of the EPC is available to download from our website.

LEASE TERMS - OFFERS

Rental offers invited for a new lease for a term of either 15, 20 or 21 years.

The lease will incorporate CPI linked rent reviews with a 2% collar and 6% cap and there will be upward only market rent reviews every 5 years.

Offers for the lease are to be received via email to the agents by 12 noon Friday 5th December 2025. Please enquire for further details.

BUSINESS RATES

Rateable Value - £20,000.

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit:

<https://www.gov.uk/calculate-your-business-rates>

VAT AND COSTS

Each party is to be responsible for their own costs. VAT will NOT be payable on the rent.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the prospective tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information, please contact the agents.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact -

Surveyor: **Philip Dorman**

Tel: 01246 886 416

Email philip@rensurveyors.co.uk

DISCLAIMER – October 2025

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



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Sheffield 01142 992518

Dunston Innovation Centre,

Dunston Road,

Chesterfield,

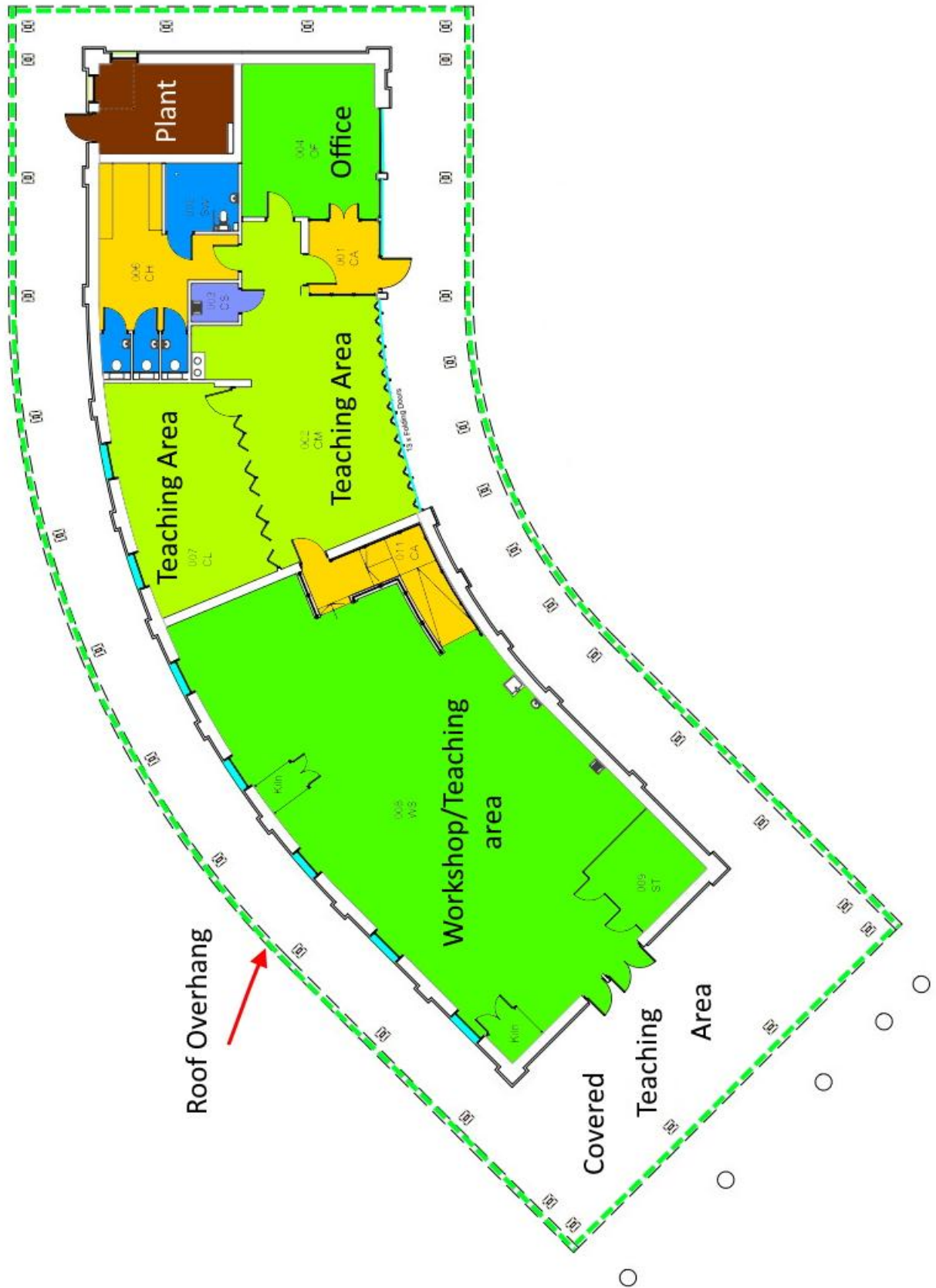
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