



INVEST IN CHESTERFIELD

DEVELOPMENT MAP
2017/18

WELCOME TO CHESTERFIELD

Situated in the very centre of the country and on the edge of the Peak District National Park, Chesterfield is highly ambitious. Over £1 billion of development is in progress, with more on the way. The HS2 station and maintenance depot, which were recently announced, will create even more development and regeneration opportunities.

From world-leading manufacturers to multi-national communication companies, enterprises of every kind benefit from the town's positive approach and superb travel links. 7 million people live within an hour of the town and an impressive pool of talent stands ready to support your company.

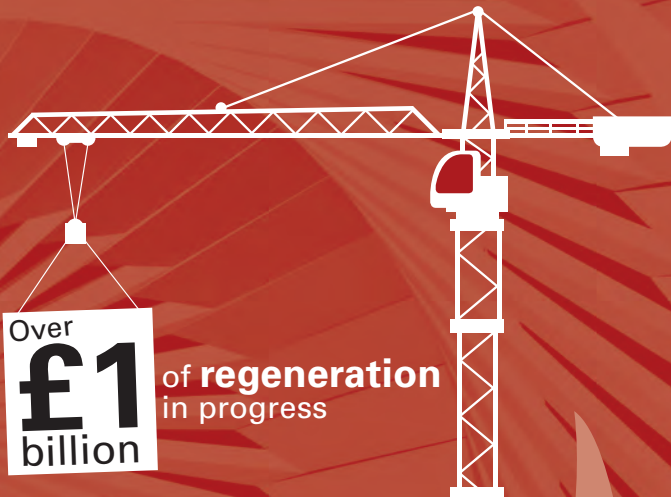
The M1 is on Chesterfield's doorstep, regular and direct trains operate from the station, 4 major airports are no more than 90 minutes away and travel time to central London is less than 2 hours.

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Cost-effective,
well connected and
full of potential –
**Chesterfield is the
perfect location for
your business.**

Peter Swallow
Chair of Destination Chesterfield

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TOURISM TOWN

Vibrant visitor economy with

3.5 MILLION VISITORS

spending

£164 MILLION

a year



WORKFORCE AND CUSTOMERS

Over

½ MILLION

people live within

20 minutes



Over

23 MILLION PEOPLE

live within **2 hours**



EASY ACCESS



Located
on the
M1
corridor

4 major
airports
within
90 minutes

4 ports
within
90 minutes

Mainline rail
services
to
London
in **1 hour**
50 minutes

INVEST IN CHESTERFIELD

RETAIL AND LEISURE

26TH
top retail
investment
opportunity in
England

Source:
Property Week –
Hot 100 UK Retail
Locations 2016

LOWER
retail vacancy
rates than the
national
average

Source:
Chesterfield Borough Council
and Local Data Company 2017

GVA
has grown by
28%
in 5 years
outperforming
South Yorkshire,
East Midlands and
England

DEVELOPING THE TALENT OF THE FUTURE

66.1%

of young people leave school with

**5 GCSEs at
A* - C grade**

ahead of the national average

Source: Derbyshire County Council 15/16

**JOINT
4TH BEST
college in UK**

for learner satisfaction,
employer satisfaction and
apprenticeship growth

**Chesterfield
College**

Source: FE Week 2017

**TOP 20
UK university**

for teaching quality

University of Derby
Chesterfield Campus

Source: Times and Sunday Times
University League Table 2017

12
universities
within an hour of
Chesterfield

COST EFFECTIVE PROPERTY

Rents for
INDUSTRIAL circa
£4.50-£6.42
per ft²

Source: Chesterfield Borough Council

Rents for
OFFICES circa
£4.50-£18
per ft²

Rents for
RETAIL circa
£14-£53
per ft²



DEVELOPMENT MAP

2017/18

1 Chesterfield Waterside



£320 million scheme currently the 47th largest regeneration project in the UK.

The development will create 1,500 modern houses and apartments, new Grade A office accommodation, shops, cafés and bars around the new canal basin and public square. There will also be a network of open spaces and a park along a rejuvenated Chesterfield Canal and River Rother.

Phase 1 is underway and investment opportunities will be available as part of future phases.

2 Walton Mill



£56 million mixed-use development for approximately 4,500 sqm of retail floor space, leisure and 300 residential units. The development will see the restoration and conversion of the Grade II* listed Walton Mill.

3 Northern Gateway



A mixed-use development by Chesterfield Borough Council located in Chesterfield town centre. The £19.9 million phase 1 includes a £10.5 million redevelopment of a former department store by Central England Co-operative and their partner Jomast Developments, which includes restaurants, a Premier Inn hotel and health and fitness centre.

The council will deliver a business enterprise centre, a new multi-storey car park and public realm improvements.

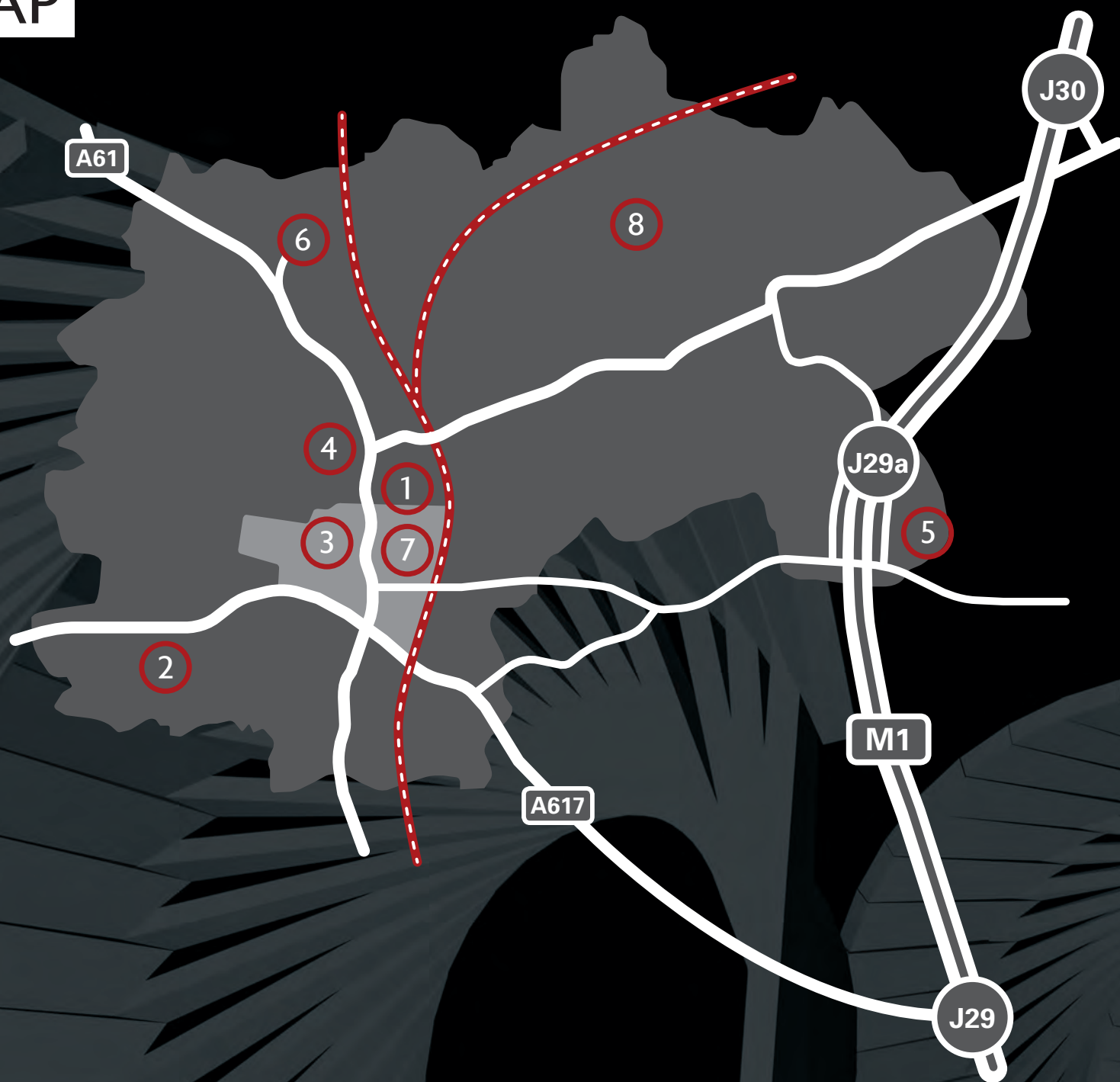
Chesterfield Borough Council would consider partnering arrangements with the private sector for future phases of the development.

4 The Glass Yard



A mixed-use development comprising of retail, bar and restaurants, business centre and car parking.

18 3-storey office spaces can be combined to accommodate any size of business and 2 larger showroom spaces are also available. The Batch House will be occupied by artisan food producers, suppliers, restaurants, cafés and retail units.



5 Markham Vale Enterprise Zone



A 80 hectare business park offering direct access to the M1 via a dedicated junction, J29A.

This prime development site offers industrial, warehouse and office accommodation in a range of unit sizes from 3,000 sq ft (279 sq m) up to 1 million sq ft (92,900 sq m). The site occupies a high profile location in the M1 corridor and is available for immediate development.

A development by Derbyshire County Council.

6 Peak Resort



Peak is an integrated leisure, health, sport and education resort on the 300 acre, Birchall Estate, Unstone. It will be a major visitor attraction located to the north west of Chesterfield on the boundary of the 500 square mile Peak District National Park.

Work has now started on the public infrastructure and Phase 1 of the resort will open in 2020.

Phase 2 and 3 will be determined by 3rd party demand.

7 HS2 Station



The development of the HS2 Station Master Plan will bring significant growth and investment opportunities on business, travel, parking and residential sites. A new link road is the catalyst. These are designed to link and compliment the opportunities in the town centre and Chesterfield Waterside.

8 Staveley Works Regeneration Area & HS2 Maintenance Depot





The regeneration of the 150 hectare Staveley Works Area will open up the Staveley corridor for development. Opportunities include up to 30 hectares of employment land, 1,500 new homes and a new village centre. HS2 are committed to developing a 22 hectare maintenance depot at the Eastern end of the corridor.

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