



# INVEST IN CHESTERFIELD

DEVELOPMENT MAP  
2019

# 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 motorway 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.

“

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

**Peter Swallow**

Chair of Destination Chesterfield

”



Over  
**£1**  
billion

of **regeneration**  
in progress

## TOURISM TOWN

Vibrant visitor  
economy with

**3.7 MILLION VISITORS**

spending

**£175 MILLION**

a year

Source: STEAM 2018

## 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 **1hr**  
**50min**



# INVEST IN CHESTERFIELD

**GVA**

has grown by

**28%**  
in 5 years

outperforming

South Yorkshire,  
East Midlands and  
England

## 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  
2018

## DEVELOPING THE TALENT OF THE FUTURE

**66.1%**

of young people leave school with  
**5 GCSEs at  
A\* - C grade**  
ahead of the national averages

Source: Derbyshire County Council 2016

**4th BEST**  
college in UK

for learner satisfaction,  
employer satisfaction and  
apprenticeship growth  
**Chesterfield  
College**

Source: FE Week 2017

**TOP 30**  
UK university  
**University of  
Derby  
Chesterfield  
Campus**

Source: Guardian University Guide 2019

**12**  
universities  
within an hour of  
Chesterfield

## COST EFFECTIVE PROPERTY

Rents for  
**INDUSTRIAL** circa  
**£4.50-£6.42**  
per ft<sup>2</sup>

Source: Chesterfield Borough Council

Rents for  
**OFFICES** circa  
**£4.50-£18**  
per ft<sup>2</sup>

Rents for  
**RETAIL** circa  
**£14-£53**  
per ft<sup>2</sup>





# DEVELOPMENT MAP

2019

## 1 Chesterfield Waterside



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

The development will create around 1,500 modern house and apartments, grade A office accommodation, shops, cafes, bars, hotel and a network of open spaces adjacent to a rejuvenated Chesterfield Canal and River Rother.

Phase 1 of Basin Square is underway and will sit around the new canal basin and public square. Investment opportunities will be available as part of future phases.

## 2 The Glass Yard



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

Eighteen three-storey office spaces can be combined to accommodate any sized business and two larger showroom spaces. The Batch House will be occupied by artisan food producers and suppliers, restaurants, cafes and retail units.

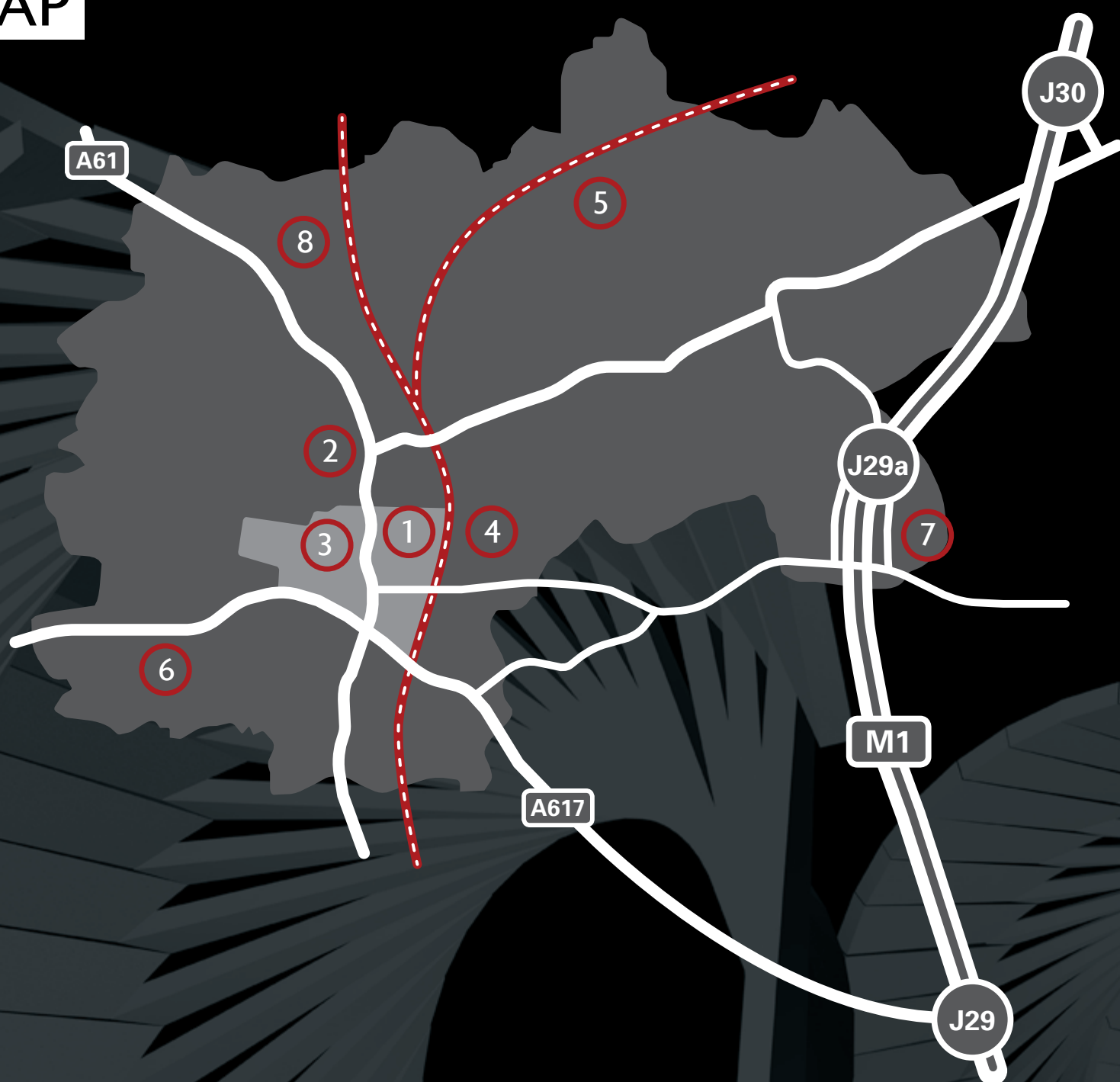
## 3 Northern Gateway



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 partners Jomast Developments which includes restaurants, a Premier Inn hotel and health and fitness centre.

The council is delivering 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 HS2 – Train Station



The development of the HS2 Station will create significant growth opportunities in the area around Chesterfield station. The Chesterfield HS2 Train Station Masterplan and the Chesterfield Town Centre Masterplan indicate development opportunities and potential improvements within this area.

## 5 HS2 – Maintenance Depot

The development of the HS2 Maintenance Depot at Staveley will see the remediation of 150 hectares of brownfield land opening up the Staveley Corridor for development. This will create opportunities to develop 1,500 new homes, 30 hectares of new employment floorspace and create up to 800 new jobs.

## 6 Walton Works



Mixed use development for approximately 3,800 sqm of retail floor space, leisure and residential development will see the restoration and conversion of the grade II\* listed Walton Works building and Mill Terrace.

## 7 Markham Vale Enterprise Zone



As one of the UK's premier logistics locations, this 200 acre development offers direct access to the M1 via a dedicated junction, J29A.

The site can accommodate industrial, warehouse, office and retail units from 2,500 sq ft up to 300,000 sq ft. Current occupiers range from Great Bear and Gist to Starbucks and EuroGarages.

A development by Henry Boot Developments in partnership with Derbyshire County Council.

## 8 Peak Resort



Peak Resort 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 been completed on the public infrastructure and Phase 1 of the resort will open Winter 2020.

Phase 2 and 3 to be determined by third party demand.


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