

# THE GLASS YARD

It's time to get on!



**TO LET**

OFFICE, LEISURE  
MEDICAL & RETAIL  
CHESTERFIELD  
S41 8LF

including  
our artisan  
food hall

THE BATCH HOUSE

## A New Environment

### A mix of office and retail space plus an artisan food and drink hall - The Batch House

The design's flexibility will allow your special requirement to be accommodated. Units from 150 sq. ft. (14 sq. m.) up to 15,000 sq. ft. (1,394 sq. m.)

#### Sustainable design

- The ergonomic design allows for an open plan, daylight filled working environment
- Fully heated and cooled by the latest VRF technology
- All services trunked and trailed to allow maximum flexibility with powerpoints, lighting and IT
- 163 space customer car park plus employee/tenant parking nearby
- 8 vehicle e-charging stations with future increases catered for
- A1 A2 A3 A4 A5 B1 D1 D2 planning use. Retail, Food, Office, Clinical and Showroom can all be accommodated
- 2 large A1 / A3 road frontage units from 3,000 sq. ft.



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## THE BATCH HOUSE

A fabulous food hall serving and selling premium body fuel in a relaxed and sustainable environment.



## THE GLASS YARD

The Glass Yard, sustainably constructed, to create the working environment we've all been looking for.

**50,000 sq. ft. (4,645 sq. m.) of commercial space**

**163 space customer car park**

**90 dedicated tenant parking spaces available across the road.**

# The Glass Yard Sustainable Design



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Each office will have a minimalist design and will incorporate the latest IT infrastructure and air exchange system, air source heating and cooling.

# THE GLASS YARD

**LEASE/RENT** - The units are available to let by way of new leases for a term to be agreed. Rental details available upon request.

**VAT** - Will be applicable to all rents and service charges.

**BUSINESS RATES** - Due to Covid 19 the units will not be assessed until they are built.

**SERVICE CHARGE** - The scheme will benefit from a comprehensive management plan making occupation as simple as possible for the individual occupiers. Further details upon request.

**LEGAL COSTS** - Each party is to be responsible for their own legal and professional costs incurred.

**EPC** - To be assessed once the works have been completed.

**BREEAM** - The work will be designed and built to a BREEAM - Very Good Rating.



The majority of the space which is not taken by the Batch House or the stand alone retail/showroom/leisure units will be offered primarily to office type occupiers within the A2, B1, D1 and D2 planning uses.

There will however still remain a select number of units on the ground floor where appropriate retail uses will be accommodated.

The whole of the first floor accommodation will be served by way of a continuous balcony/walkway which will be accessed by both stairs and lifts. This gives first floor occupiers the opportunity to have a full 'front door presence' and easy access to breakout and meeting space within the Batch House.

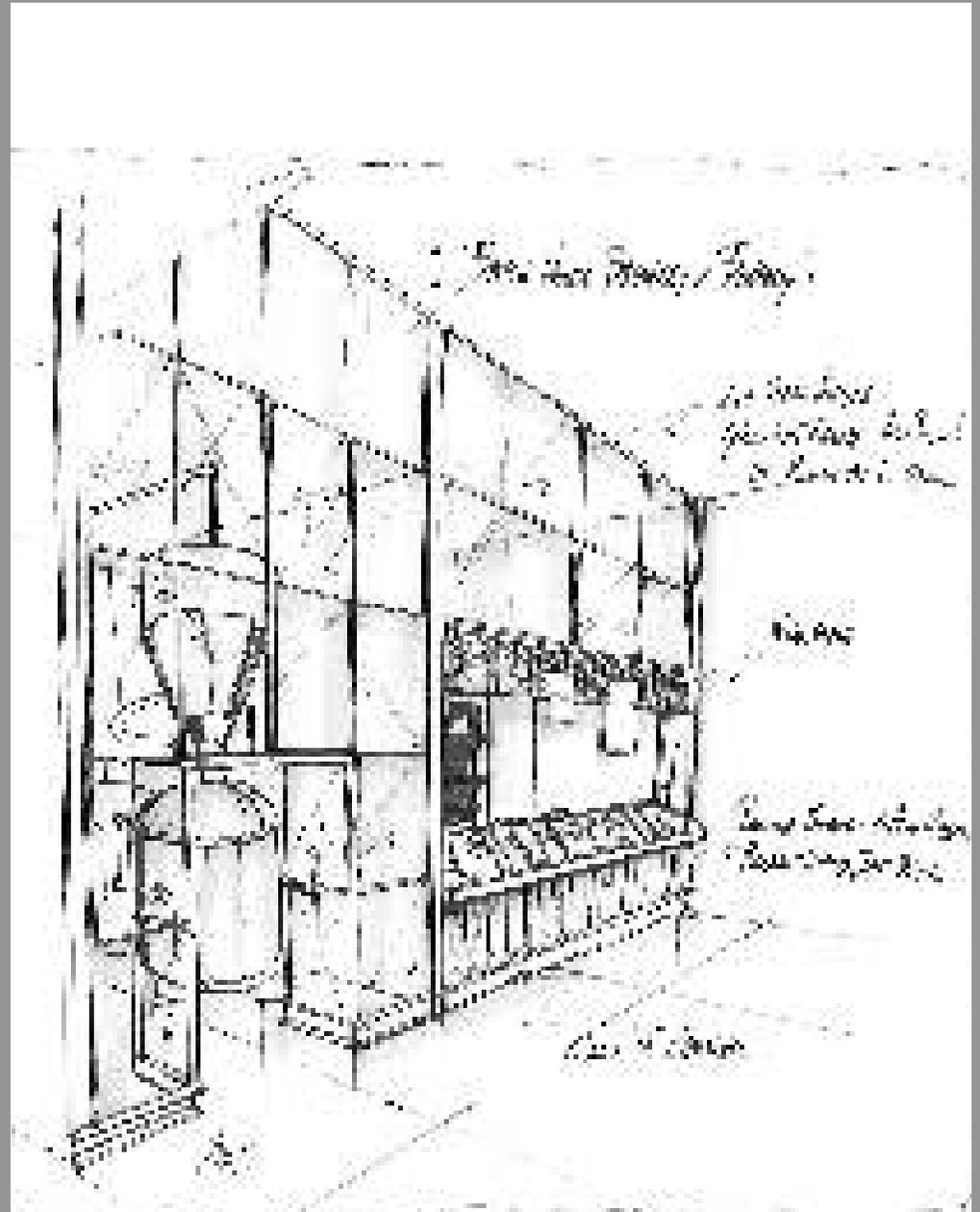


## The Batch House Artisan Food Hall

Covid 19 has been a real wake up call. **Our lives have changed.**

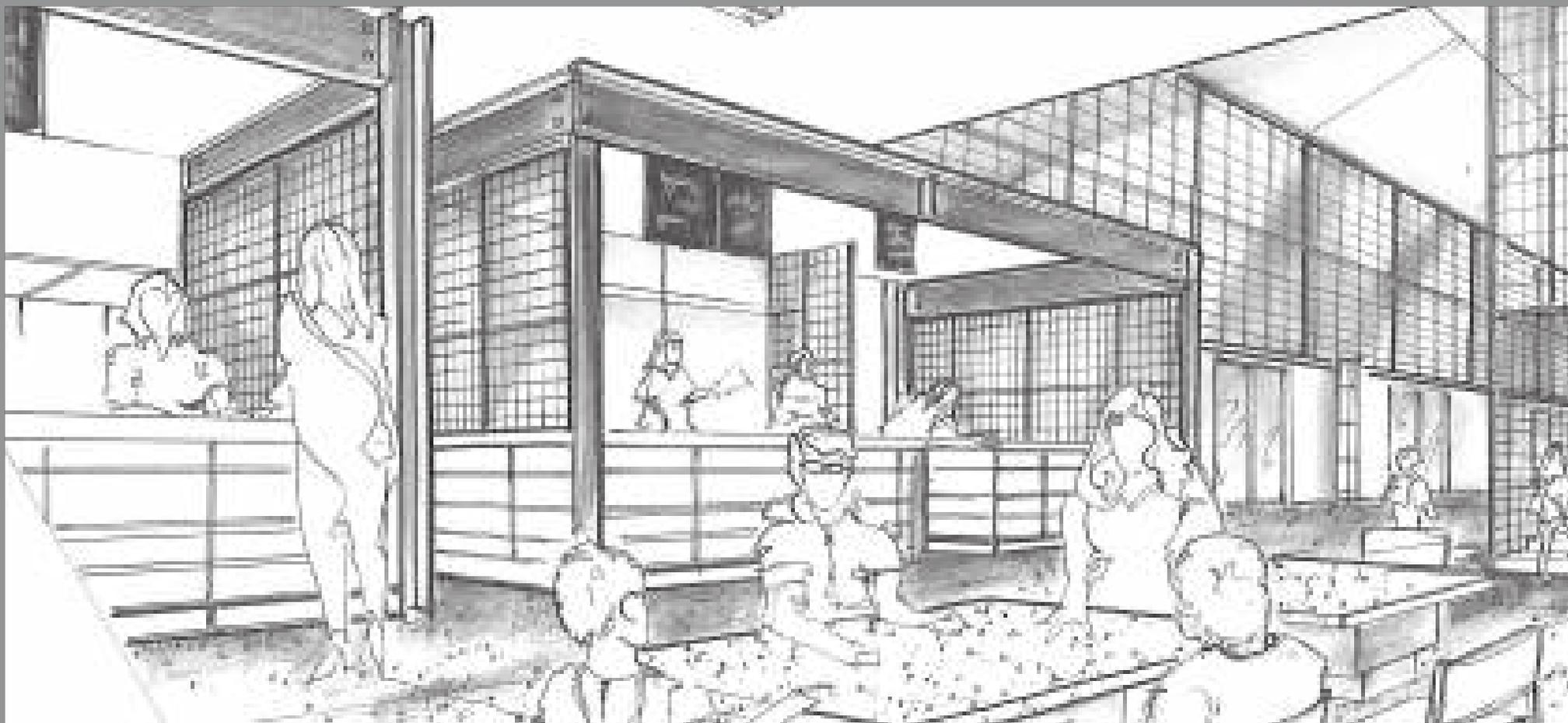
Hopefully we all now take a little more time to think about other people, our health, our lives, our world and its future.

At the Glass Yard we are going to try to bring all these things to the front and create an environment we'd all like to live in.



The Batch House serving and selling fabulous food.

There will be a range of pods / independent catering kitchens surrounding a communal indoor and outdoor seating area with excellent welfare spaces and meeting rooms/breakout spaces



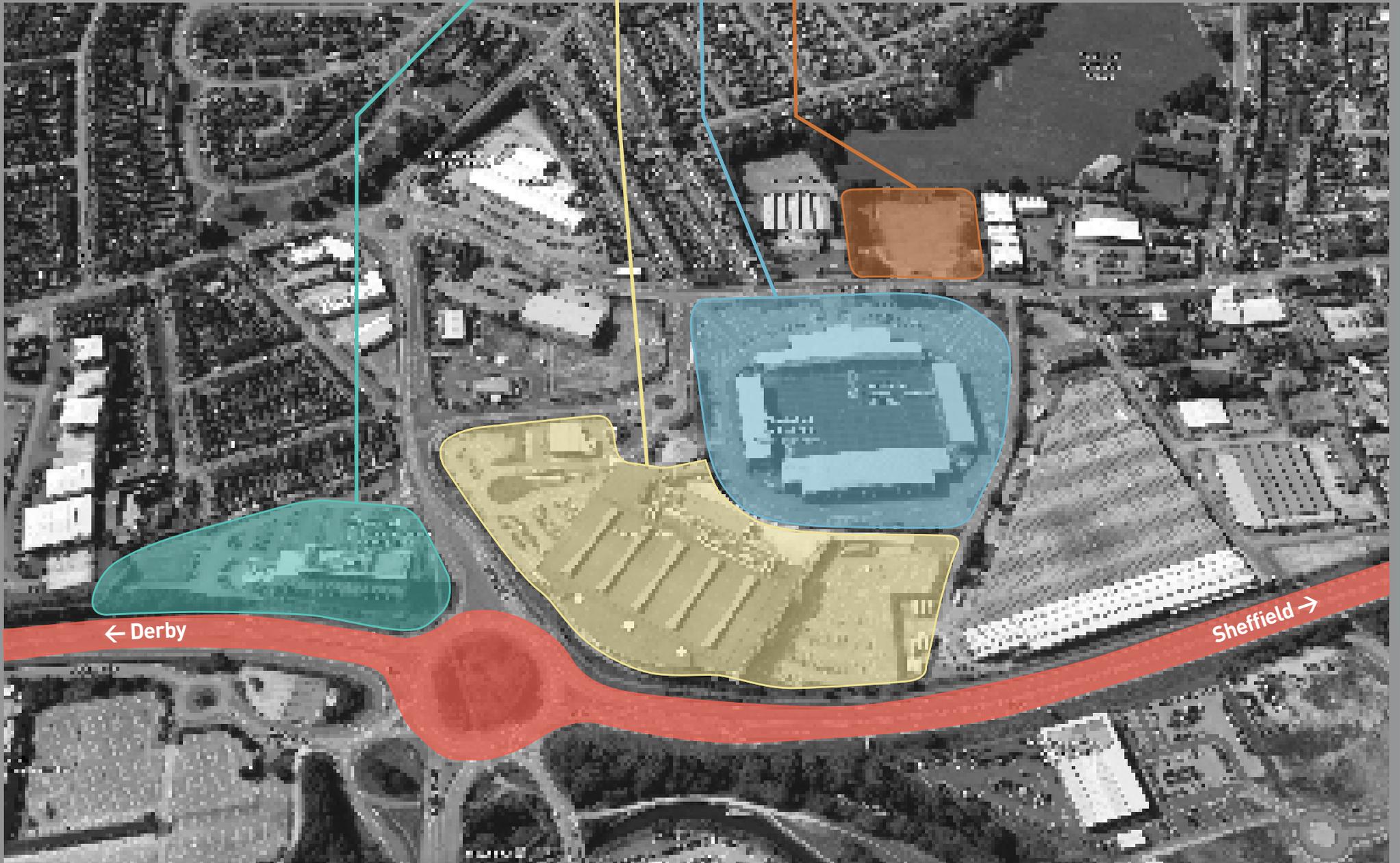
**The philosophy:**

- to create a safe, friendly atmosphere to work, eat and meet in • dog friendly
- focus on quality food and drink served and sold in the nicest possible way • no single use plastic

# The Glass Yard

## Location

The site is situated fronting Sheffield Road, directly opposite the Proact Stadium. The affluent suburbs of north Chesterfield and South West Sheffield are within easy access. The Peak District is a mere 10 min drive to the West.



# The Glass Yard Central in UK

## Rail

approx. times  
by train from  
Chesterfield

**Chesterfield**



## Road

approx.  
distances



**Ideally located in Chesterfield.**

**The Glass House is within 2 hours of  
60% of major English destinations.**

# Chesterfield

## Competitive advantage



**10 million**  
people drive  
through  
Chesterfield on  
the way to the  
Peak District.



**HS2 is on  
its way.**

## Economic snapshot

### Population



### Working age (2017)



### Economically active



**3.7**  
million

visitors to  
Chesterfield in 2017,  
spending **£132m**  
and supporting over  
2,100 jobs.

over  
**10,000**



students at Chesterfield College  
and the University of Derby.



### High Occupancy

Consistently high levels of  
occupancy at Taptan and  
Dunston Innovation Centres.

## The Glass Yard A Glass Heritage



The Glass Yard and The Batch House are an enduring testimony to the site's historical significance, and a gesture to the significant part that Chesterfield played in the British glass industry.

Dema Glass stood directly opposite the Glass Yard site. Dema, in its heyday, employed over 3,000 people and was the country's largest manufacturer of domestic glassware.

Along the road was the GTC factory site. GTC was at one point the country's largest manufacturer of vitreous lamp caps and glass tubes.

The site and its connection with glass goes further back.

In 1710 Richard Dixon, born in Stourbridge, famous as the town where crystal glass was first produced, was inspired to build a glasshouse in Whittington. Here he made some of the earliest beautiful cut crystal glass. This was highly desirable and made for the Dukes of Devonshire and the Master Cutlers of Sheffield, amongst others.

Although the town's glass manufacturing has now sadly died out, we think this special connection with the town should be remembered.

**A Batch House is the area within a glass foundry where all the raw materials are gathered together, in preparation for the production of something very special.**



**A Blue Deer development.**

Blue Deer Ltd. Cow Close Farm, Birley Lane,  
Hathersage, Hope Valley S32 1DY.

**Mark Jenkinson & Son**

Chartered Surveyors

[www.markjenkinson.co.uk](http://www.markjenkinson.co.uk)

Contact: **Philip Dorman**

**Tel: 0114 276 0151**

**[philip@markjenkinson.co.uk](mailto:philip@markjenkinson.co.uk)**

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**European Union**

European Regional  
Development Fund



**SCR JESSICA**  
URBAN DEVELOPMENT FUND