

An abstract, low-poly geometric pattern in various shades of red and orange, creating a sense of depth and movement. The pattern consists of numerous triangular and quadrilateral facets that interlock to form a complex, crystalline structure.

INVEST IN

CHESTERFIELD



CONTACT US TO DISCUSS OPPORTUNITIES IN CHESTERFIELD

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DESTINATION
CHESTERFIELD



CHESTERFIELD
CHAMPIONS



CHESTERFIELD
BOROUGH COUNCIL



European Union

European Regional
Development Fund

**MIDLANDS
ENGINE**

in @DestinationChesterfield

f @DestinationChesterfield

 @DesChes

 @InvestCfield



HELLO AND WELCOME TO CHESTERFIELD

We're looking forward to meeting you and finding out about your business.

The story of Chesterfield has developed significantly over the past ten years – thanks to a responsive council, plenty of business support, and access to funding.

Now, we continue to drive forward the town through the delivery of regeneration projects, help for businesses like yours to attract talent, and encouraging ongoing evolution to meet the changing needs of residents and visitors.

As you arrive in the town centre, completed developments instil a feeling of pride as you admire new, sustainable offices, hundreds of new homes within walking distance, flexible leisure units, and secure parking facilities.

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You'll feel at home in Chesterfield – the happiest town in the East Midlands¹. Explore our green spaces both here and in the surrounding Peak District. Enjoy personalised customer service and friendly communities. And access key cities by direct rail including Leeds, Birmingham, Manchester and London, all within 2 hours.

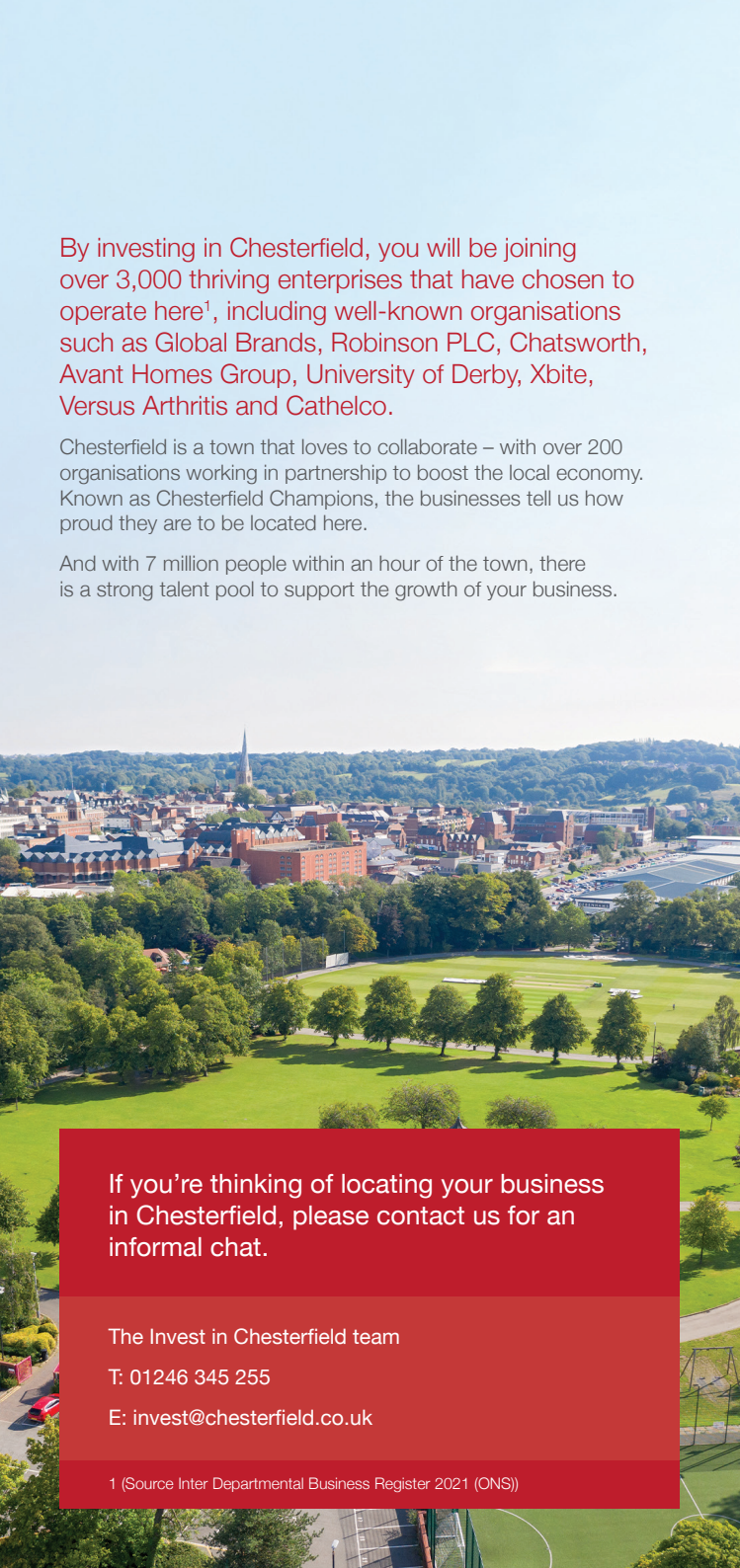
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Chesterfield Railway Station already offers convenient access to the town centre, and the planned new link road and designated cycle and pedestrianised routes will enhance your connectivity further.

You can look forward to modern, high-quality public spaces, perfect for events and experiences, complementing the town's historic architecture and market.

In Staveley £25m of projects move forward through the Town Deal, encouraging further investment. These include modernisation of the town centre, a new rail innovation centre at Barrow Hill, a construction skills hub, new conference facilities at the historic Staveley Hall, the restoration of Chesterfield Canal and much more.

¹ Source: December 2021, Rightmove named Chesterfield the happiest town in the East Midlands.

An aerial photograph of Chesterfield, showing a mix of historic brick buildings, modern structures, and a large green park area with a row of trees in the foreground. A prominent church spire is visible in the distance. The sky is clear and blue.

By investing in Chesterfield, you will be joining over 3,000 thriving enterprises that have chosen to operate here¹, including well-known organisations such as Global Brands, Robinson PLC, Chatsworth, Avant Homes Group, University of Derby, Xbite, Versus Arthritis and Cathelco.

Chesterfield is a town that loves to collaborate – with over 200 organisations working in partnership to boost the local economy. Known as Chesterfield Champions, the businesses tell us how proud they are to be located here.

And with 7 million people within an hour of the town, there is a strong talent pool to support the growth of your business.

If you're thinking of locating your business in Chesterfield, please contact us for an informal chat.

The Invest in Chesterfield team

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1 (Source Inter Departmental Business Register 2021 (ONS))

CASE STUDIES



SUPERIOR WELLNESS

2021

Hot tub manufacturer and supplier, Superior Wellness triples sales to £48.4m and moves into brand-new 130,000 sq ft headquarters in Chesterfield. The HQ includes a 10,000 sq ft showroom and training facilities.

2022

On the year of its 10th anniversary, the firm is revealed as the 18th fastest-growing, founder-led, privately-owned business in the UK¹.

“The last two years have been hugely successful in terms of growth and sales. I would like to thank the Superior Wellness team and our partner network; both are working incredibly hard in this current climate.”

Rob Carlin, Managing Director at Superior Wellness

¹ FEBE Growth 100 - Growth rate of 122.59% (2-YEAR SALES COMPOUND ANNUAL GROWTH RATE)



PINELOG LTD

2022

Timber holiday lodge manufacturer, Pinelog Ltd. moves facility to 36,000 sq ft industrial unit at Sheepbridge Works in Chesterfield, bringing its production process under one roof and creating 30 new jobs.

“All our requirements have been met at Chesterfield. A number of our staff live in Chesterfield, as do I, so I know there is a good local labour pool we can draw on immediately to increase production capacity in the business.”

Nick Grayson, Chairman at Pinelog Group



CBE+

2022

CBE+ completes final phase of £4m investment, relocating 5 engineering services to a single manufacturing facility, and reducing its carbon footprint by more than 50%.

“Relocating our ENP division is the final piece in the jigsaw that will allow us to deliver capabilities beyond engineering from a single location, providing our customers with streamlined, stress-free supply chains.”

Chris Brown, Technical Director at CBE+



PEAK PHARMACY

2022

Pharmaceutical retailer, Peak Pharmacy announces move to ultra-modern headquarters, capable of handling over 400,000 prescribed items every month.

“This will be transformational for us. We’re investing now to future-proof our business, so that we can continue to provide great local customer service which means so much to us.”

Joe Cattee, Managing Director at Peak Pharmacy

INVESTMENT MAP

1 CHESTERFIELD STATION MASTERPLAN



Available from 2022

Chesterfield Railway Station and the surrounding area will soon benefit from upgrades to public realm, parking, and access to public transport. The masterplan identifies potential development sites for a mix of uses. These include opportunities for light industrial units, food, drink and leisure offerings, and development of residential accommodation.

2 CHESTERFIELD WATERSIDE



Available from October 2022

Seven-storey, Grade A office building set for completion in 2022. Accompanying this will be a £75 million retail and leisure development over 58,800 sq m, and a 120-bed hotel. The project also encompasses 1,500 new homes and apartments centred around a pedestrianised public realm and canal basin.

3 NORTHERN GATEWAY ENTERPRISE CENTRE



Available now

The new Northern Gateway Enterprise Centre comprises 32 high-quality offices in a range of sizes (26 to 120 sq m). Designed to a BREEAM Excellent standard, the centre adds to Chesterfield Borough Council's 'Enterprise Chesterfield' offering, which includes the Dunston and Tapton Park Innovation Centres. Tenants benefit from business support and corporate rates for leisure passes, parking permits and conferencing facilities.

4 ELDER WAY



Available now

A modern destination leisure space and eating quarter. With outdoor seating, a courtyard area and attractive frontage, Elder Way is a prime location to base your restaurant or bar. Units have been created on the ground floor along with 16,000 sq ft of gym/D2 space in the basement.

5 THE GLASS YARD



Available now

Open opposite Chesterfield's football stadium in an up-and-coming area, The Glass Yard is a modern, 50,000 sq ft development with a new artisan food hall and a mixture of independent businesses. Office space is still available at this popular development ranging from 750 sq ft to 7,000 sq ft.

6 PROSPECT PARK



Available now

Close to the A61 with great connectivity to Sheffield and the M1, Prospect Park will provide new high-quality offices, alongside plots for warehousing, manufacturing, and distribution. Plots range from 0.13 acres to 2.65 acres - capable of accommodating units from circa 7,000 sq ft to 50,000 sq ft.

7 MARKHAM VALE



Available now

A 200-acre site, sitting next to the M1 at Junction 29A, Markham Vale is already a hugely successful regeneration scheme, which is home to dozens of businesses. Plot 6 consists of flexible unit sizes from 3,000 - 35,000 sq ft for B2 and B8 industrial space. The plot benefits from outline planning permission meaning delivery of a unit can be achieved within 9 months. Plot 9 is self-contained and can be developed as a single unit of up to 52,500 sq ft to meet specific occupier requirements.

8 STAVELEY TOWN CENTRE



Available 2025

Staveley's town centre is set to undergo a major regeneration worth £4.86 million as part of the Town Deal, paving the way for several retail and leisure opportunities. Improvements to the look, feel and flow of Market Square and High Street are designed to harness the opportunities presented by wider investment in the town.

9 STAVELEY WATERSIDE



Available Spring 2024

Staveley Waterside is the first phase of a mixed-use development centred around the Staveley Canal Basin. This will include the creation of an access road, pontoons to create moorings, a café, and flexible office and workshop space for small businesses.

10 HARTINGTON INDUSTRIAL ESTATE



Available late 2023

A new industrial and warehouse development with great access to the M1 motorway at J29a. Funding is in place from Staveley Town Deal to support infrastructure and enabling works, with site restoration works currently ongoing. Several units totalling approximately 75,000 sq m will be developed and are expected to be available by late 2023.

11 HARTINGTON BUSINESS PARK



Available early 2023

With great access to the M1 at J29a, this business park will be home to 3 terraces of brand new modern industrial and warehouse accommodation. The units are currently under construction and will be ready for occupation in Q1 2023.

The site has the benefit of a 2017 outline planning permission for B1, B2 and B8 industrial uses and the proposed Phase 2B now has the benefit of a December 2020 reserved matters consent for the development of 3 industrial units comprising 22,614 sq ft.

12 PEAK



Available 2025

A leading example in sustainable tourism, PEAK is a world-class hospitality and accommodation setting for leisure, business, wellness, and education.

The 300-acre development includes The Gateway @PEAK, which will be a green hub for the Peak District National Park and will connect neighbouring destinations including Chesterfield.

PEAK is poised to offer a diverse mix of experiences centred around culture, outdoor activity, sport and learning. The developer is looking to create partnerships with like-minded commercial and experience brands, service providers and amenity providers.

TYPES OF INVESTABLE OPPORTUNITIES

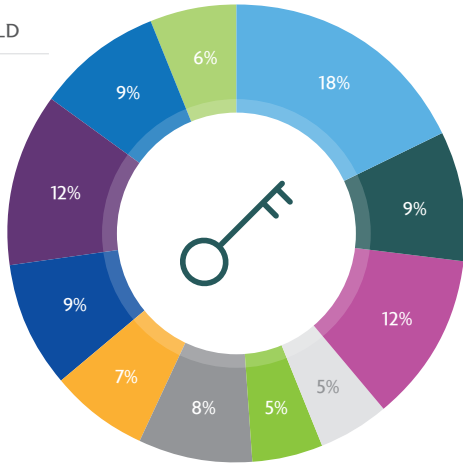
 LEISURE & RETAIL	 OFFICES
 INDUSTRIAL	 HOMES



KEY SECTORS

SECTORS BY NUMBER OF BUSINESSES IN CHESTERFIELD

- Manufacturing
- Construction
- Motor trades
- Wholesale
- Retail
- Transport & storage (inc postal)
- Accommodation & food services
- Professional, scientific & technical
- Business administration & support service
- Arts, entertainment & recreation
- Other



Source: ONS Nomis, September 2021

ATTRACTING TALENT

36.2%
Qualified at **NVQ Level 4** or above

57.5%
Qualified at **NVQ Level 3** or above



Source: ONS 2021



Chesterfield College

Joint 5th **BEST** college in the UK for student satisfaction, destination data and apprenticeship growth (FE Week in the annual NICDEX 2019)

University of Derby

2020

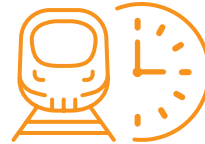
University of the Year, **1st Place** - Social Mobility Awards

2022

Social and Community Impact, **1st Place** - Guardian University Awards

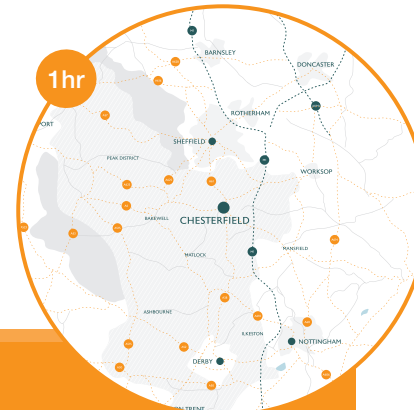


CONNECTIVITY



Direct rail access to Leeds, Sheffield, Nottingham, Manchester, Derby, Birmingham and London

less than 2 hours



7 million people

live within an **hour** of the town

NEW

Link road to improve access to Chesterfield Railway Station

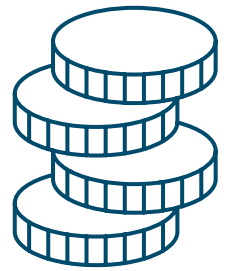


Carrageyway from Staveley to improve access to M1

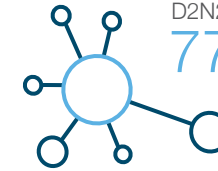
BUSINESS SUPPORT

Support and grant funding of up to **£10,000**

available for Derbyshire residents launching a **new business**



Source: Vision Derbyshire



D2N2 Growth Hub supported **771 Businesses**

in Chesterfield Borough and North East Derbyshire from **April 2019 to August 2022**

Source: East Midlands Chamber (Derbyshire, Nottinghamshire, Leicestershire)

Funded

Training courses and qualifications

available for **SMEs to upskill employees** through the Skills Support for the Workforce programme



LEISURE & SHOPPING

April 2021 – May 2022: more than

30 businesses

invest in Chesterfield town centre!

Chesterfield is a centre for the **Peak District**

3.1m visitors in 2021

with an economic impact of

£163m

A significant **increase of 70%** over the previous year as the visitor economy bounced back from the Covid pandemic

7th largest retail destination in the East Midlands with a large retail catchment of **1.1m people**

Source: Chesterfield Borough Council's Growth Strategy 2019-2023

23m people living within a **two-hour** drive of the borough



Source: 2021 Visitor Economy audit, Chesterfield Borough Council

COST EFFECTIVE PROPERTY



Industrial circa **£4.00-7.50** per sq ft



Offices circa **£4.50-16** per sq ft



Retail circa **£15-75** per sq ft (Zone A)

Source: Chesterfield Borough Council

POPULAR PLACE TO LIVE

10% More households in Chesterfield and North East Derbyshire



Population of Chesterfield and North East Derbyshire increased by

2.8% to **205,600**

Source: Census 2021, compared to 2011

2021: Chesterfield ranked **happiest town or city to live in East Midlands**

Source: Rightmove's annual Happy at Home Index, December 2021, based on a survey of more than 21,000 residents

1 <https://www.chesterfield.co.uk/2022/05/more-than-30-businesses-choose-chesterfield-town-centre-for-their-new-home/>