

An abstract graphic featuring a thick, red, textured ribbon that weaves across the page. The ribbon has a diagonal ribbed pattern and is shown in various shades of red, from bright to dark, creating a sense of depth and movement. It starts from the left edge and curves across the bottom and right side of the page.

# CHESTERFIELD

INVESTMENT  
PROSPECTUS 2023

# WELCOME TO CHESTERFIELD

You may have heard of our iconic Crooked Spire, but Chesterfield is a place that offers so much more!

The town is an established destination for businesses, with fantastic connections via road, rail, and air. It offers a great lifestyle for its residents and is home to a growing visitor economy - sat on the doorstep of the world-famous Peak District National Park.

Many leading organisations are already taking advantage of this, such as Global Brands, Robinson PLC, Peak Pharmacy, NIBE, Daher Aerospace, Grangers International, Pinelog Group and Superior Wellness.

Our town has everything you need to help your business grow. Developments include a rich portfolio of Grade A office space, alongside new industrial units ideally located next to the M1 motorway.

Our ambitious strategy for sustainable growth aims to:

- Secure new investment and help businesses to grow.
- Accelerate employment opportunities and housing growth.
- Strengthen the distinctive character and vibrancy of our town centres.
- Develop Chesterfield's role as a visitor destination.
- Ensure local people have the right skills to help our economy grow.

SOURCE: CHESTERFIELD GROWTH STRATEGY 2023-2027



# WE ARE PERFECTLY LOCATED AND WELL CONNECTED

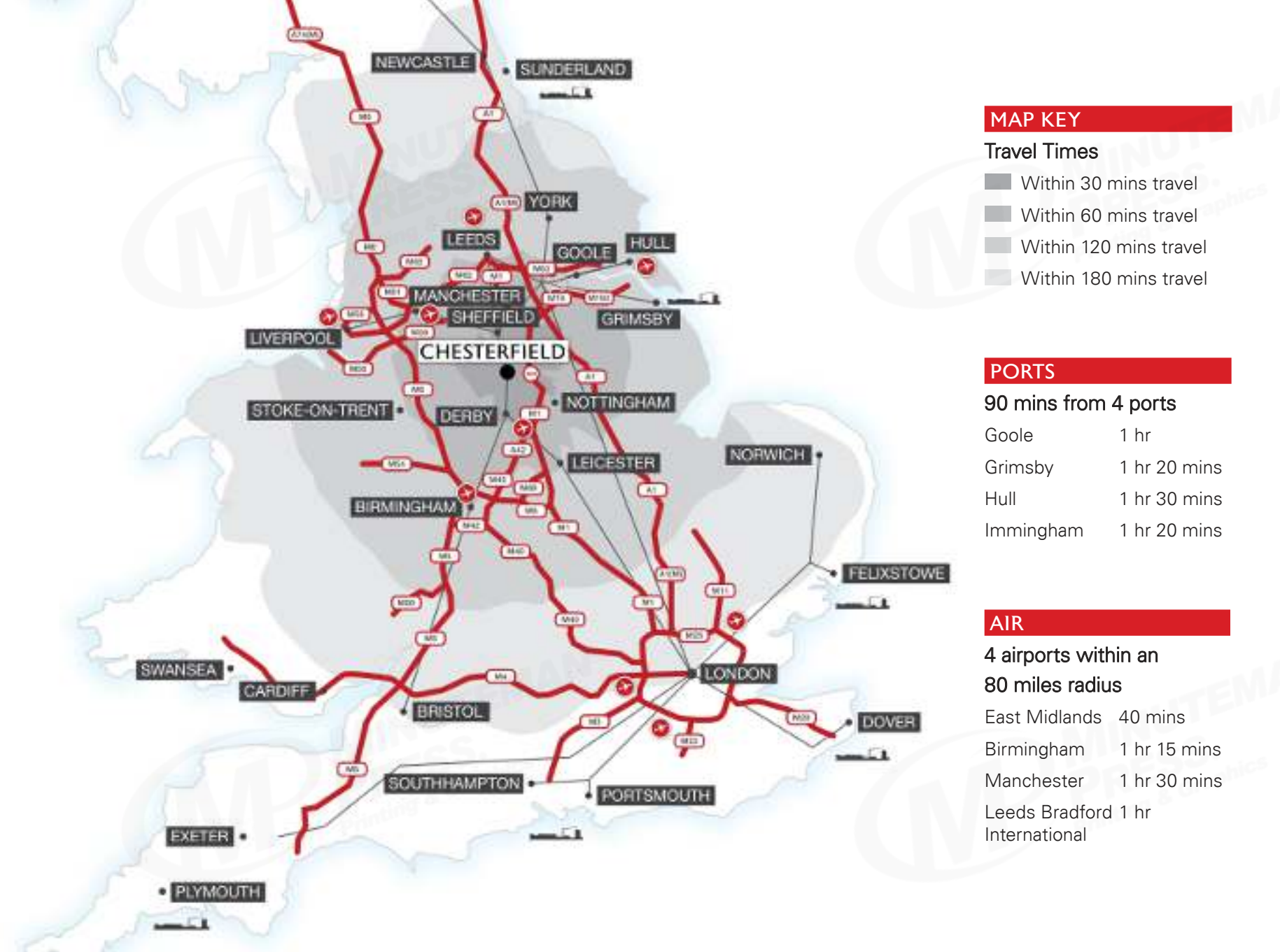


Superbly located in the heart of the UK, Chesterfield is readily accessible by all means of transport. Well served by the M1 and the Midland Main Line, Chesterfield is within one hour's drive of four major airports and London is under two hours by rail.

Chesterfield is close to several major cities, with Sheffield, Derby, Nottingham and Leeds all within an hour's drive. Manchester and Birmingham can be reached within two hours. The announcement of an HS2 Station for Chesterfield will further improve rail connectivity and capacity in the future, whilst creating an exciting, sustainable transport hub for the town.

## PROSPECTUS KEY

-  Industrial Premises
-  Retail / Leisure
-  Office Space
-  Residential



# WE HAVE A SKILLED WORKFORCE

With five universities within 45 minutes, one of England's largest colleges, and a University of Derby campus in the town, Chesterfield is ensuring it has a quality workforce and a strong pipeline of talent for the future.

We are the first town in the country to declare itself an 'Apprentice Town' – demonstrating a commitment to growing the careers of young people. An innovative Construction Skills Hub is being developed, which will be based on a live construction site. This will ensure people can gain the skills and experience they need for a successful career and be ready to embrace future modern and sustainable construction methods.

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Chesterfield College is one of the largest colleges in the UK, and is rated 'Good' by Ofsted following an inspection in late 2022.



The University of Derby is ranked 48th in the Guardian University Guide 2023.



57.5% of our residents are qualified at NVQ Level Three or above.



Chesterfield Borough Council offers a wide range of skills and employment guidance for young people.

# SUPPORT FOR YOUR BUSINESS TO GROW

A number of initiatives are available in Chesterfield to help your business thrive.

- Find talented people for your business with tailored recruitment and skills support from the team at Chesterfield Borough Council.
- Build partnerships, raise the profile of your business and help grow the local economy by joining a community of over 200 Chesterfield Champions.
- Access the best sites for your business and liaise with local services provided by Chesterfield Borough Council, including planning and environmental departments.
- Benefit from Chesterfield Borough Council's Innovation Support Programme, which provides one-to-one specialist advice, and access to free development workshops.
- Launch your new business with support from the Vision Derbyshire scheme, which includes grants of up to £10,000 and support from experts.
- Receive support from a strong legal and financial sector to assist you with relocation, and a network of services to advise on your supply chain and any further needs you require.

# CHESTERFIELD OFFERS A QUALITY LIFESTYLE

For businesses wanting a great location and culture for their employees and partners, look no further than Chesterfield. More people are choosing to live in our town thanks to its affordability, access to high-quality education and a fantastic leisure offer which encourages health and wellbeing.

Our residents enjoy being located close to the Peak District, with access to several award-winning parks and green spaces, and accessible walking and cycling routes. Major housing projects will see thousands of new homes being built in Chesterfield and Staveley, bringing more people to the town and adding to the diversity of our local workforce.

## Chesterfield offers:



Affordable housing – Averaging at £213,000.



Five Green Flag Award-winning parks and green spaces.



Proximity to the Peak District.



Annual programme of festivals and events for residents to enjoy.



Great local events every year to encourage community, family and well-being activities.

# PERFECTLY LOCATED INDUSTRIAL PREMISES



Chesterfield is ready to meet your needs for industrial premises - with easy access to the M1 motorway, and new business units now available. We are less than an hour's drive from four major airports, 90 minutes from four east coast ports and under two hours from London by rail.



Affordable industrial space at circa £4.00-£8.80 per sq ft.



Central location next to the M1 Motorway at junctions 29 and 29a.



Proximity to nearby cities of Sheffield (30 mins), Nottingham (40 mins) and Derby (30 mins).



Four major ports within 90 minutes and four major airports within 60 minutes by road.



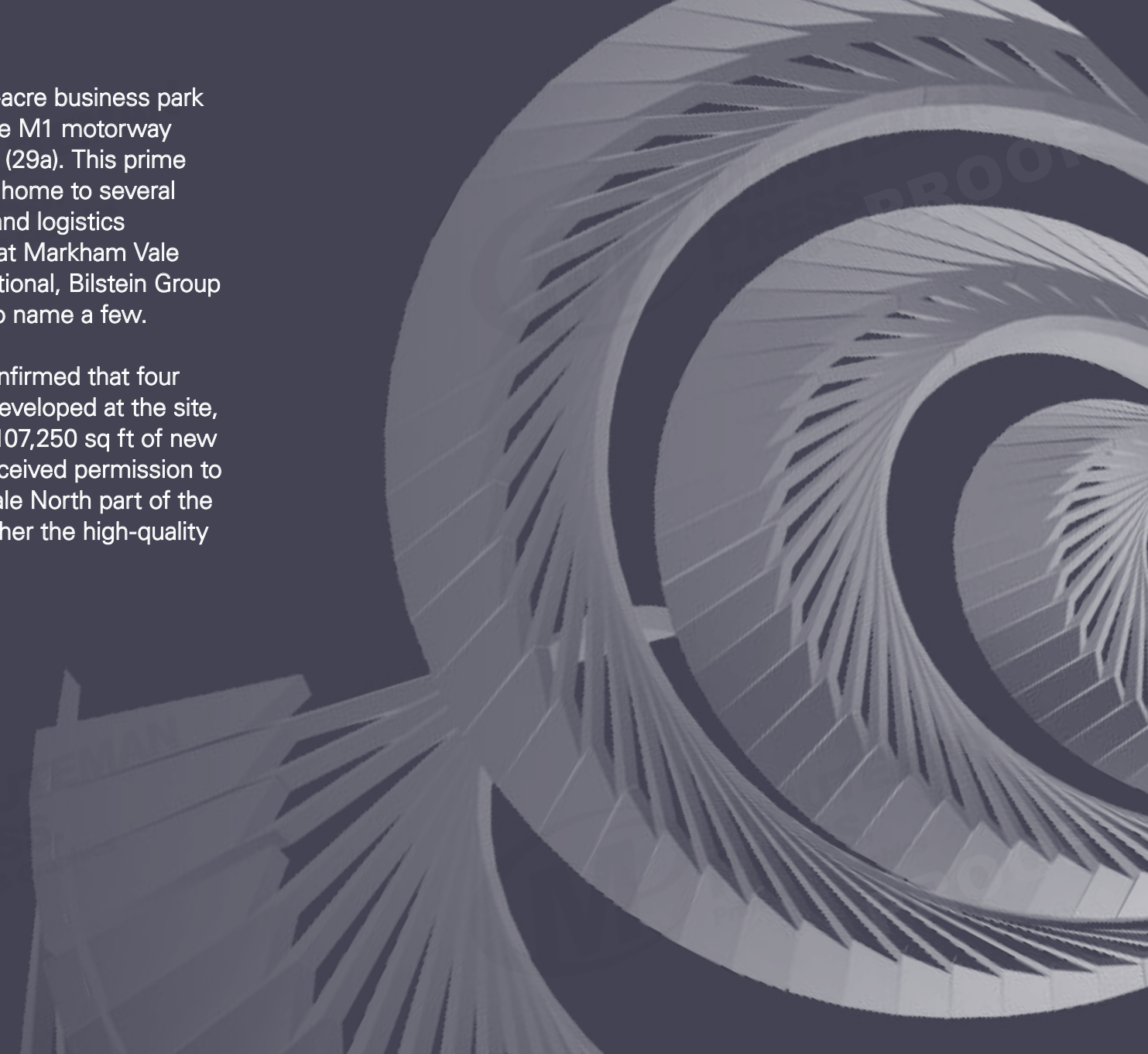
# MARKHAM VALE

AVAILABLE NOW



Markham Vale is a 200-acre business park with direct access to the M1 motorway via a dedicated junction (29a). This prime development is already home to several leading manufacturing and logistics businesses. Occupiers at Markham Vale include Granger International, Bilstein Group and Daher Aerospace to name a few.

In early 2023, it was confirmed that four buildings will soon be developed at the site, providing an additional 107,250 sq ft of new space. HBD has also received permission to extend the Markham Vale North part of the scheme, increasing further the high-quality commercial offer.



# 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 to support infrastructure and enabling works as a result of the successful Staveley Town Deal bid. Site restoration works are currently ongoing, with several units totalling approximately 75,000 sq m set to be developed.

# HARTINGTON BUSINESS PARK

AVAILABLE NOW - FURTHER DEVELOPMENT TO  
BE COMPLETED BY 2024



With great access to the M1 at J30 (3.5 miles) and J29a (2.5 miles), the first phase of this business park is home to 3 terraces of brand new, modern industrial and warehouse accommodation, ranging from 2,429 – 7,285 sq ft. Featuring 6m of clear height, concrete floors, secure yard areas, EV charging and fibre broadband, they are ideal units for any new, small or expanding business. A further 70,000 sq ft of space, ranging from 2,000 - 10,000 sq ft. is in the early stages of planning.

# FLEXIBLE, MODERN AND WELL-CONNECTED OFFICE SPACES



Chesterfield is a growing, expanding, and transformative destination. Perfect for entrepreneurs, freelancers, start-ups, scale-ups, and relocations. Whether you are opening a new business or growing your existing organisation, there are exciting opportunities available now in Chesterfield. Our office spaces are modern, well-serviced, and well-connected – a perfect home for your team to thrive.

- Affordable office space at circa £4.50-£16.50 per sqft. Managed space up to £24.00 per sq ft.
- Direct rail access to Sheffield, Leeds, Nottingham, Manchester, Derby, Birmingham and London.
- Modern, Grade A office spaces with strong sustainability credentials.
- Support to help your business grow and develop.



# ONE WATERSIDE PLACE

AVAILABLE NOW



Opened in early 2023, One Waterside Place is part of the town's flagship £340 million Chesterfield Waterside regeneration scheme. The impressive new building, which has become a striking feature of the local skyline, features six floors of Grade A office space with a ground-floor retail unit. The 35,000 sq ft building delivers large office accommodation, ranging between 2500 - 5563 sq ft. It has been designed with sustainability in mind, boasting a BREEAM score of Very Good and an EPC A rating for its energy performance.



# NORTHERN GATEWAY ENTERPRISE CENTRE

AVAILABLE NOW



Chesterfield's Northern Gateway Enterprise Centre opened in summer 2022 and by spring 2023 was already 75% let to operating businesses. The Enterprise Centre includes 32 office suites in a range of sizes, all of which are fitted with the latest hi-tech features and modern conferencing facilities. Businesses based in the centre benefit from much more than just office space, as tenants can access bespoke business support services to help them grow and develop. All 32 office suites vary in size from 26 to 120 sq m and are fitted with the latest hi-tech features and modern conferencing facilities.



# THE HQ

AVAILABLE NOW



The HQ is a centrally located office development in Chesterfield, which has recently undergone a £1.3 million transformation into a modern, Grade A office space. The imposing building comprises 4 stories totalling 44,000 sq ft. Secure flexible, efficient, modern space for your business with offices available immediately.



# 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 - 50,000 sq ft.



# STAVELEY WATERSIDE

AVAILABLE SPRING 2024



Staveley Waterside is the first phase of the development centred around the Staveley Canal Basin. It will comprise a mix of flexible office, workshop and commercial units for small businesses and restaurants or a larger café unit. The development will include the creation of an access road and pontoons to create moorings.

# THE GLASSYARD

AVAILABLE NOW



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 - 7,000 sq ft.



# OUR VIBRANT LEISURE, RETAIL AND HOSPITALITY OFFER



Chesterfield boasts a proud history as a market town, with one of the largest outdoor markets in the country. As our town continues to evolve, so does our retail, hospitality and leisure offer. Our high street boasts a vibrant mix of national brands and independent retailers, with work underway to transform and modernise town centres in both Chesterfield and Staveley.

## Our town offers:



Affordable retail units ranging from £15-£80 per sq ft.



More than 3.1 million visitors to the town each year, spending £163 million.



Retail catchment of 1.1 million people – the 7th largest in the East Midlands.



£20 million project underway to revitalise Chesterfield town centre.



13 million visitors to the nearby Peak District National Park each year.

# PEAK - GATEWAY TO THE GREAT OUTDOORS

CONVERSATIONS WELCOME



PEAK is a regenerative enterprise and a world-class hospitality and accommodation setting for leisure, business, wellness, and education. The 300-acre development includes The Gateway @PEAK, which will provide zero-carbon mobility for the Peak District National Park, connecting neighbouring destinations, including Chesterfield. Phase One alone represents a £150 million capital investment and over 1,000 jobs. It is scheduled to open in 2026. The developer is looking to create partnerships centred around a zero-carbon energy infrastructure with experience brands, service providers and amenity providers.

# CHESTERFIELD STATION MASTERPLAN

CONVERSATIONS WELCOME



Chesterfield Railway Station and the surrounding area will soon benefit from upgrades to the 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 the development of residential accommodation.

# CHESTERFIELD TOWN CENTRE

AVAILABLE NOW



Chesterfield town centre's exciting transformation has begun, with refurbishment plans taking place across several key sites. We're revitalising the look, feel and flow of our main public spaces and the connections between them, as a result of the town securing almost £20 million from the Government's Levelling Up Fund.

The works will include a revamped marketplace with better facilities and accessibility, alongside a refurbished cultural offering at the Stephenson Memorial Hall, which houses Chesterfield Museum and Pomegranate Theatre. Space is now available for businesses in the retail, leisure and hospitality sectors to add to our visitor offer in the town.



# CHESTERFIELD WATERSIDE

AVAILABLE NOW



On the doorstep of Chesterfield's main line station, the town's £340 million Waterside development is now underway. Phase one of the Basin Square includes residential properties, a multi-storey car park, a hotel, and a mixed-use scheme. Opportunities available at Station Place include a mixed-use offer for shops, cafes, and other hospitality businesses.



## ELDER WAY

AVAILABLE NOW



This premium development in the heart of Chesterfield is a modern destination in an iconic building that offers street-level leisure, retail, dining and drinking spaces. Works to improve the public realm around the site have recently been completed, with the development now boasting outdoor seating, a courtyard area and attractive glazed frontages.

Elder Way is a prime location to base your restaurant, bar, retail business or leisure-based enterprise. Units from 1,420 sq ft are now available on the ground floor, along with 16,000 sq ft of gym/D2 space in the basement.



## STAVELEY TOWN CENTRE MASTERPLAN

CONVERSATIONS  
WELCOME



Improvements to the look, feel and flow of Market Square and High Street in Staveley town centre are designed to encourage further investment in the town. The plans include improvements to the marketplace, a new lighting scheme, additional tree planting, a better connection to the canal, Wi-Fi connectivity across the town and enhancement to the public realm.



Contact us to discuss investment opportunities in Chesterfield

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CHESTERFIELD  
BOROUGH COUNCIL



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