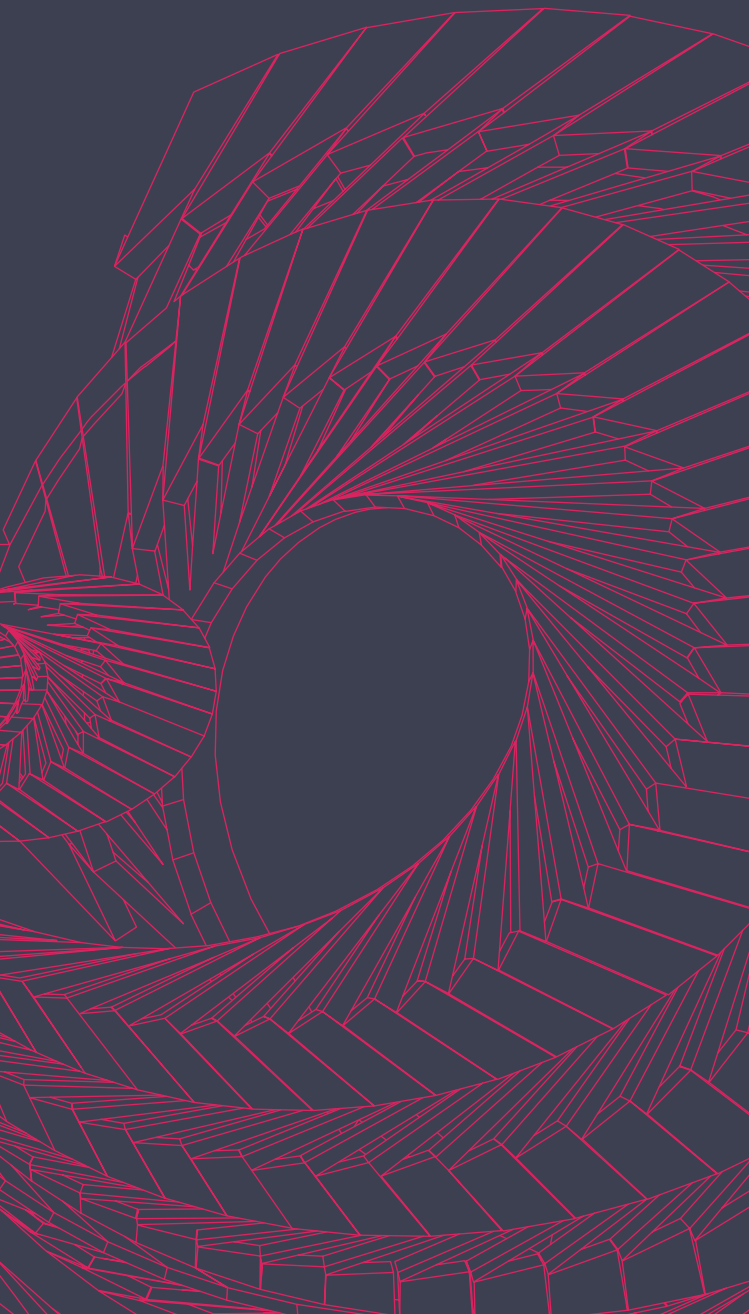


INVEST IN CHESTERFIELD





Contact us to discuss opportunities in Chesterfield



Produced by

**DESTINATION
CHESTERFIELD**

Supported by

**CHESTERFIELD
CHAMPIONS**



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BOROUGH COUNCIL**



**East Midlands
Combined County
Authority**



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A PRIME LOCATION FOR BUSINESS GROWTH

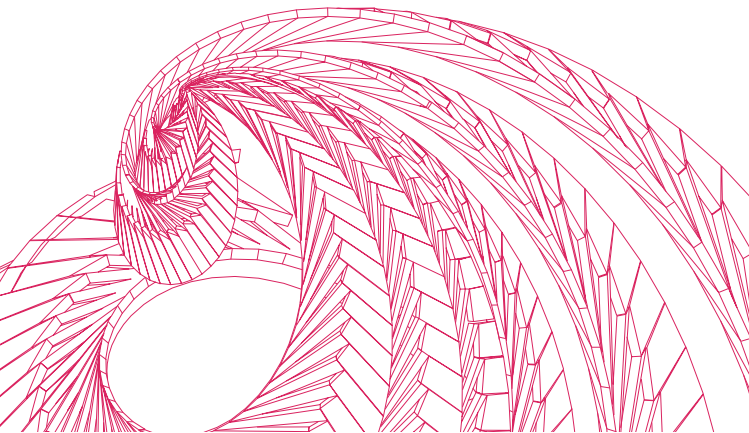


Chesterfield is on the rise. Over the past decade, significant regeneration has taken place in our town - and there's more to come.

More than a great place to work, Chesterfield offers an excellent quality of life on the doorstep of the Peak District, helping you attract and retain skilled professionals.

We're already home to a vibrant community of over 3,300 businesses, which benefit from a strong talent pipeline supported by nearby university cities and a collaborative college.

Chesterfield offers a forward-thinking, supportive environment for business. Contact us today to explore how we can help grow your organisation.



Building homes for the future



We are on a mission to build 500 new homes per year across our borough over the next 15 years, creating high-quality housing opportunities in and around the town. We welcome conversations with investors, housing developers, and partners interested in shaping the future of Chesterfield's housing market—from town centre regeneration to delivery of strategic development sites across Chesterfield.

100% of planning applications for housing decided by Chesterfield Borough Council were granted in 2024, showcasing our town's commitment to building new homes and strengthening communities.

Ranked the Happiest Town in the East Midlands for two consecutive years, the town boasts award-winning green spaces and is listed among the UK's top 20 greenest towns and cities.

Andrew Byrne, Property Development Director, The Devonshire Group and Chair, Destination Chesterfield:

"With a population due to grow by more than 9,000 and a range of development sites coming forward, all combined with a proactive local authority, Chesterfield is well-positioned to support the delivery of quality homes. Nothing demonstrates our commitment to the sector more than the establishment of the new Construction Skills Hub, which will ensure developers are supported with a strong pipeline of future talent."

A hub for advanced manufacturing



Nova at Markham Vale - HBD

Chesterfield is creating new opportunities for leading innovators. Manufacturing already accounts for 10% of businesses in the borough, and we're welcoming conversations with businesses looking to expand, relocate, or invest in cutting-edge facilities and green technology.

Strategically positioned with exceptional transport links, Chesterfield offers direct access to the M1 motorway and key rail networks, placing businesses within easy reach of major UK and international markets. The East Midlands Investment Zone site in Staveley will provide financial incentives for eligible companies.

Nick Catt, Managing Director, Weightron Bilanciai Ltd:

"Chesterfield is perfect for us. We're in the centre of the country, we have access to the motorway network, and I can find good employees because the town offers a great work-life balance for my workforce."

Thriving Town Centres

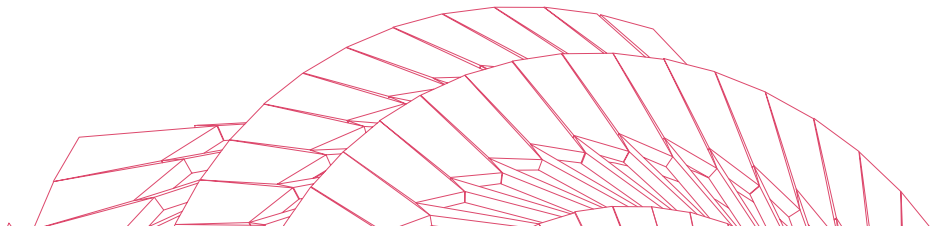


Chesterfield and Staveley are undergoing transformational town centre regeneration, creating new opportunities for businesses, investors, and visitors. With ambitious redevelopment plans, we would like to discuss openings for experiential, retail, food & drink and leisure businesses. In addition, new office spaces and an up-and-coming healthcare sector are turning Chesterfield into a vibrant destination for work, wellbeing, and entertainment.

With upgraded public spaces, we are building dynamic town centre experiences that attract businesses and visitors alike.

Amy Revell, Founder and Director, We Are Spaces Ltd:

"Chesterfield is vibrant, sustainable, and forward-thinking. Our town centre regeneration focuses on the community, which will enhance the quality of life for residents and attract new businesses and visitors to the area."



INVESTMENT MAP

1 CHESTERFIELD STATION MASTERPLAN



Chesterfield Railway Station and the surrounding area will soon benefit from upgrades to public realm, parking, access to public transport and connectivity via a new link road. The masterplan highlights opportunities for light industrial units, food, drink and leisure offerings and residential space.

2 CHESTERFIELD WATERSIDE



A £320 million investment scheme situated close to the centre of Chesterfield. Developers are being sought to discuss the delivery of a 120-bed hotel and 1,500 new homes. 190 homes have already been built at the site, alongside a seven-storey grade A office development, which is already fully let.

3 ELDER WAY



Already boasting a 92-bedroom Premier Inn, Hotpod Yoga, a modern café and luxury hair salon as tenants, Elder Way is a vibrant new leisure quarter in the heart of Chesterfield. The iconic former Co-op department store has been sympathetically transformed, accommodating seven modern street-level units with glazed frontages, and 16,000 sq. ft. of gym/D2 basement space. 4 units now remain, ranging from 1,109 sq. ft. to 4,704 sq. ft.

4 CHESTERFIELD TOWN CENTRE



Chesterfield's town centre is undergoing a multi-million-pound transformation after the Borough Council secured government Levelling Up Funding. The first phase of a revamp to the town's historic market was completed in early 2025. Works are expected to continue over the next year, with several opportunities for visitor economy, retail, leisure, food & beverage, office, healthcare and residential uses.

5 TOWN CENTRE LIVING



Development partners are being sought to discuss the creation of new homes and living spaces on available sites in and around Chesterfield Town Centre, as part of its ongoing regeneration. Improved public realm works taking place throughout the town centre will make the area an attractive and modern place to live, with easy access to bus and rail links for residents.

6 ENTERPRISE CHESTERFIELD



Enterprise Chesterfield encompasses quality managed office facilities in the centre of Chesterfield, as well as nearby Dunston and Tupton. The latest office development, Northern Gateway Enterprise Centre opened in 2023 and is designed to a BREEAM excellent standard. Tenants benefit from business support and corporate rates for leisure passes, parking permits and conferencing facilities.

7 PROSPECT PARK



Close to the A61 with great connectivity to Sheffield and the M1, Prospect Park is providing high-quality offices, with plots for warehousing, manufacturing, and distribution. Two plots consisting of 18,482 sq. ft. and 11,194 sq. ft. are available.

8 SHEEPBRIDGE LANE



Sheepbridge Lane will provide circa 68,500 sq. ft. of quality industrial/business accommodation, bringing new life to an established commercial location in Chesterfield. The site offers excellent transport links across Derbyshire, South Yorkshire and out to the M1 corridor. The scheme consists of five plots providing a mix of unit sizes with dedicated yards and parking.

9 MARKHAM VALE



A 200-acre site, sitting next to the M1 at Junction 29A, Markham Vale is already home to dozens of businesses. The new Trade Park development is now available, with units ranging from 3,817 – 17,000 sq. ft. Phase One of ARK will bring industrial space ranging from 17,050 – 39,950 sq. ft. by November 2025. Coming soon, the Nova scheme will see two units, comprising 242,000 and 491,000 sq. ft. of prime commercial space.

10 STAVELEY 21



Staveley's town centre is undergoing a major regeneration worth more than £6 million as part of the £25m Town Deal programme, which is funding several regeneration projects in the area. Staveley 21 will pave the way for a number of retail and leisure opportunities. Improvements to the look, feel and flow of Market Square and High Street are designed to build on the opportunities presented by wider investment in the town.

11 THE MOORINGS



The Moorings is the first phase of development centred around the Staveley Canal Basin. It comprises a mix of flexible office, workshop and commercial units for small businesses and restaurants / a larger café unit and will include the creation of an access road.

12 HARTINGTON COMMERCE PARK



This 20-hectare site with great access to the M1 motorway at J29a has outline planning permission for industrial and warehouse uses. As part of the East Midlands Investment Zone, businesses in advanced manufacturing and green sectors could benefit from financial incentives by relocating here. Once completed, the site will be home to around 70,000 sq. m. of new commercial floor space.

13 HARTINGTON BUSINESS PARK

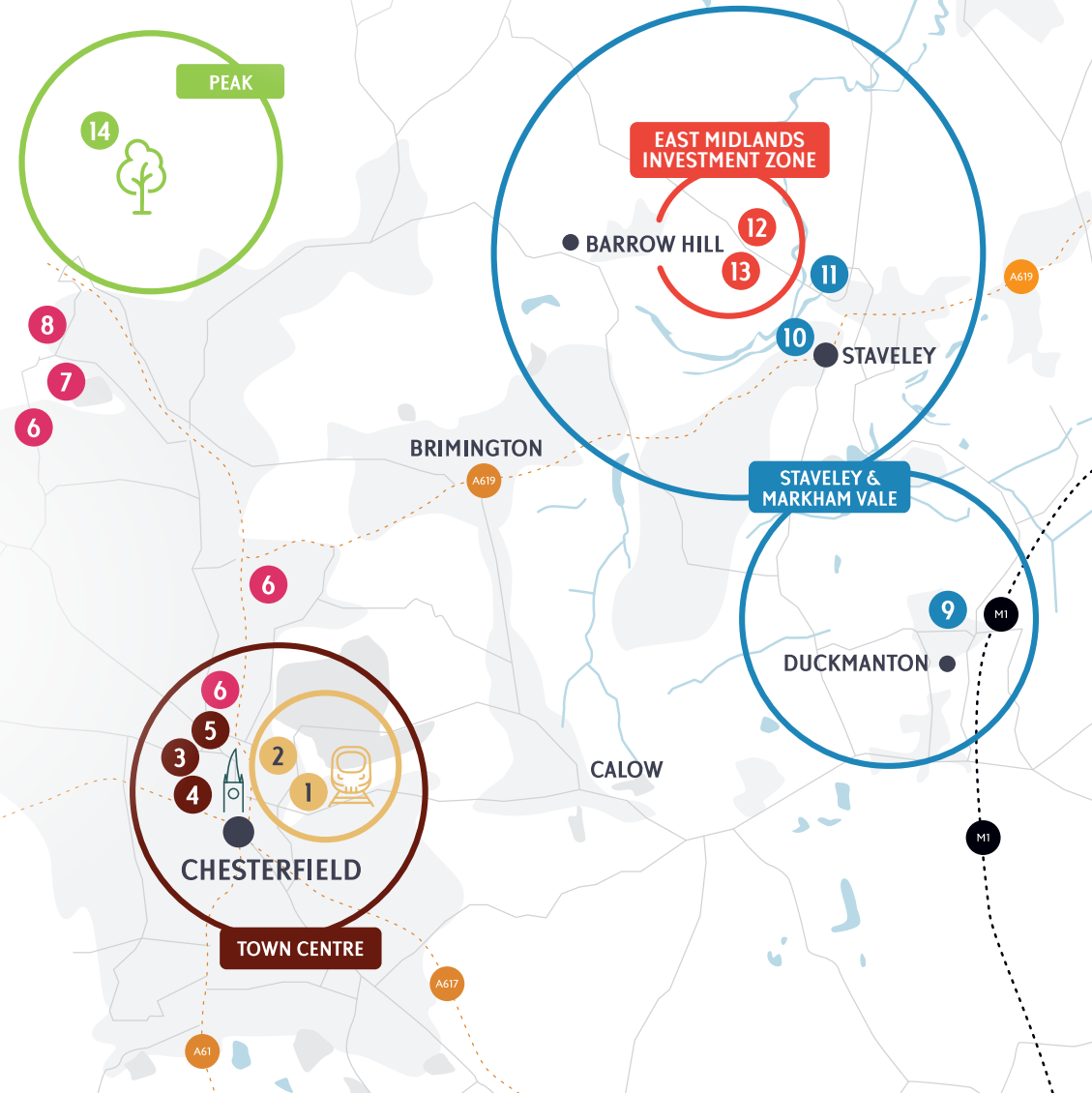


Another site which will benefit from East Midlands Investment Zone incentives for green sectors and advanced manufacturers, Hartington Business Park has proven popular with the development's first phase already fully let. Phase two will bring forward a further 70,000 sq. ft. of industrial and warehouse units, ranging from 2,000 sq. ft. – 10,000 sq. ft. The site benefits from excellent access to the motorway network via J30 and J29A of the M1.

14 PEAK (BIRCHALL ESTATE)

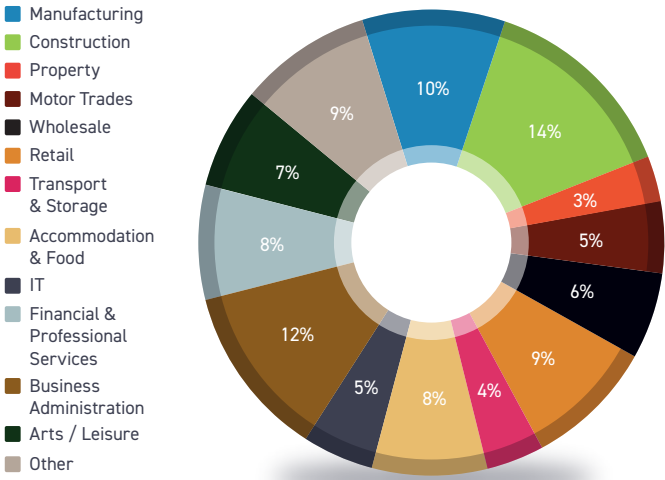


Consented on 283 acres (114 hectares) of reclaimed former opencast land, PEAK proposes the UK's first purpose-built national park gateway 'resort town'. Planning approvals totalling 168,000 sq. m. have been granted to facilitate extensive experiential retail, leisure and educational facilities, a wellness clinic, 2,850 car parking spaces and up to 2,000 hotel rooms and 250 holiday lodges. The development has consent for its own energy park. Phase One has officially broken ground and is scheduled to open to visitors in 2027/8.



KEY SECTORS

Sectors by number of businesses in Chesterfield



(Source: ONS figures)

QUALITY COMMERCIAL PROPERTY



Industrial circa
£5.00 - £12.50
per sq. ft.

(Source: Chesterfield Borough Council)



Offices circa
£5.00 - £24.00
per sq. ft.



Retail circa
£11.00 - £60.00
per sq. ft. (Zone A space)

GROWTH IN HOMES

500
homes per year to be
delivered over 15 years
(Source: Chesterfield Borough Council)



Chesterfield residents
have better access to
green spaces
than any other UK town
(Source: Eurocell Study, 2024)

Chesterfield is the **happiest**
place to live in the East Midlands
(Source - Rightmove Happy at Home Index, 2024)

ATTRACTING TALENT

64.1%
of residents qualified
A-level equivalent or higher -
Above the East Midlands average
(Source: NOMIS 2024)



Chesterfield was
the **first** UK town
to declare itself an
'Apprentice Town,'
showcasing our dedication to
talent development.



98% of former students
at Chesterfield's
University of Derby campus are
in professional occupations 15
months after graduating.
(Source: The Guardian University Guide 2025).

Approximately **500,000** people live
within a 30-minute drive time of Chesterfield,
providing a large talent pool.
(Source: Chesterfield Borough Council's growth strategy 2023-2027.)

Close
proximity to
5 universities
in Sheffield, Derby and
Nottingham.



**Chesterfield
College**

Rated good by Ofsted
in its latest inspection.
Ofsted commended the
college's commitment
to improving skills in
the town, boosting the
local workforce.

CONNECTIVITY

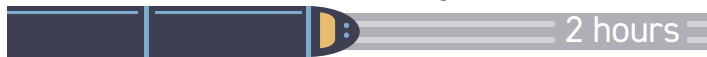
**4 international
airports**
within 80-mile radius



90 minutes
from 4 international ports



Rail access to Leeds, Sheffield, Nottingham, Manchester, Derby,
Birmingham and London within



2 hours

BUSINESS SUPPORT

Chesterfield Borough Council supported more than
540 businesses to search for commercial
property in 2024. (Source: Chesterfield Borough Council Economic Development Unit)

More than 250 businesses

businesses in Chesterfield were supported
in 2024 with start-up support,
growth and
innovation, skills
and sustainability
advice. (Source:
Chesterfield Borough
Council, Derbyshire
County Council and
University of Derby)



LEISURE & SHOPPING

27 businesses

invest in Chesterfield Town Centre in 2024/25
(Source: Chesterfield Borough Council)



CHESTERFIELD IS A CENTRE FOR THE PEAK DISTRICT

3.7m visitors in
2023 with
an economic impact of
£236m.
(Source: Chesterfield Borough
Council)

Chesterfield Borough Council's
Growth Strategy aims to increase
the value of the town's visitor
economy by

20% by 2030.

£20m Levelling up fund

to revitalise the heart of Chesterfield and Stephenson Memorial
Hall, bringing an enhanced leisure, retail and cultural offering.

23m people

living within a 2-hour drive of the Borough

(Source: Visitor Economy Audit 2021, Chesterfield Borough Council)

