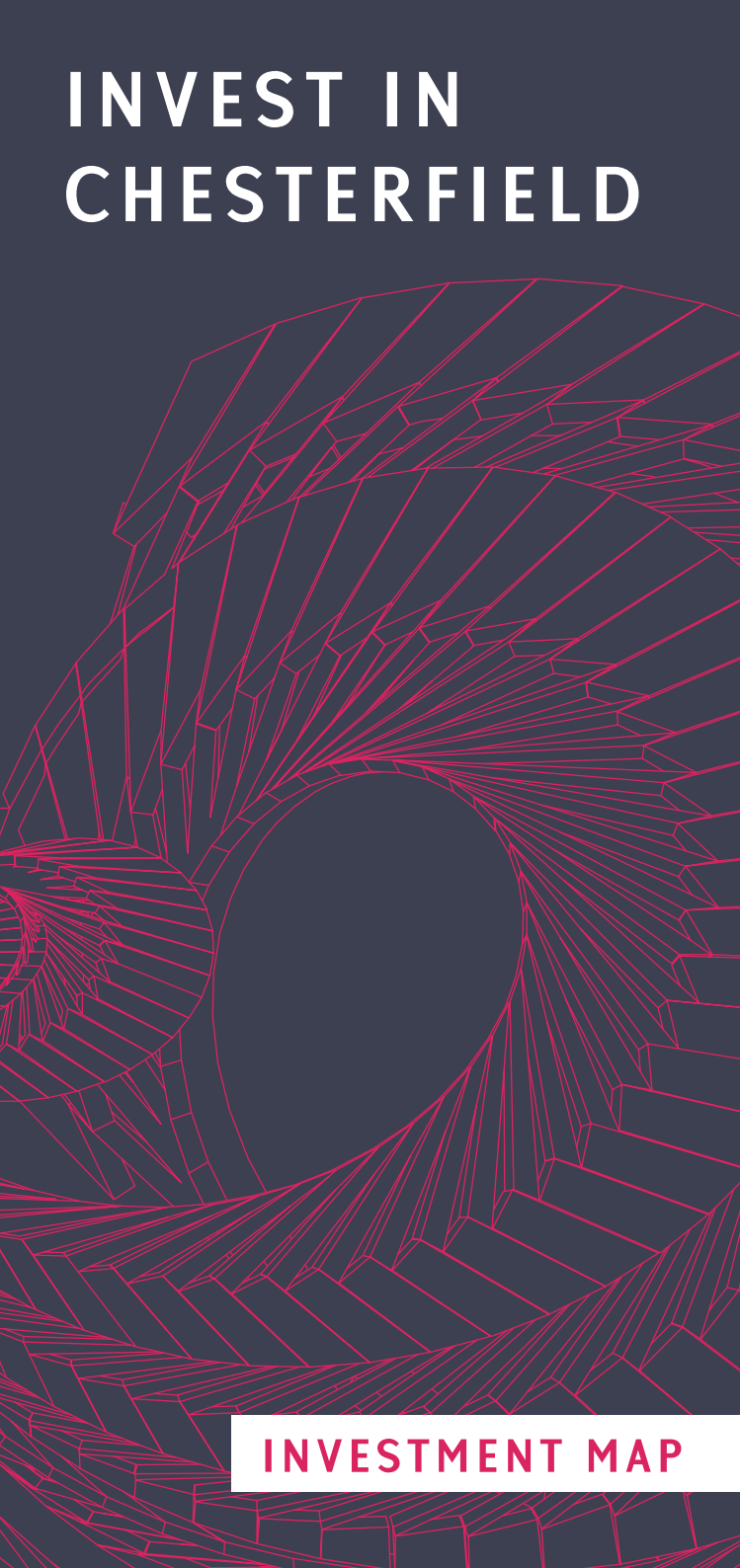


INVEST IN CHESTERFIELD



INVESTMENT MAP



Contact us to discuss opportunities in Chesterfield



Produced by

**DESTINATION
CHESTERFIELD**

Supported by

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CHAMPIONS**



**CHESTERFIELD
BOROUGH COUNCIL**



**East Midlands
Combined County
Authority**



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A Prime Location for Business Growth



Chesterfield Town Centre

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 4,000 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.

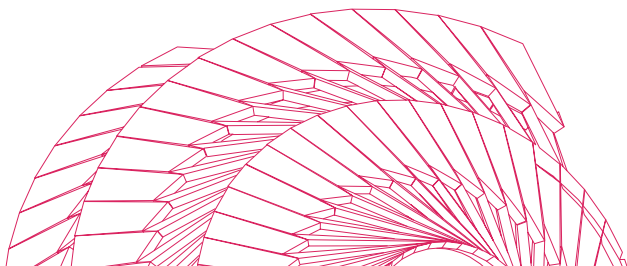


Building homes for the future



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.

Ranked one of the happiest towns in the country (The Guardian 2025), the town boasts award-winning green spaces and is listed among the UK's top 20 greenest towns and cities.



A Hub for Advanced Manufacturing



EMIZ - Hartington Commerce Park

Chesterfield is creating new opportunities for leading innovators. Manufacturing already accounts for almost 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.

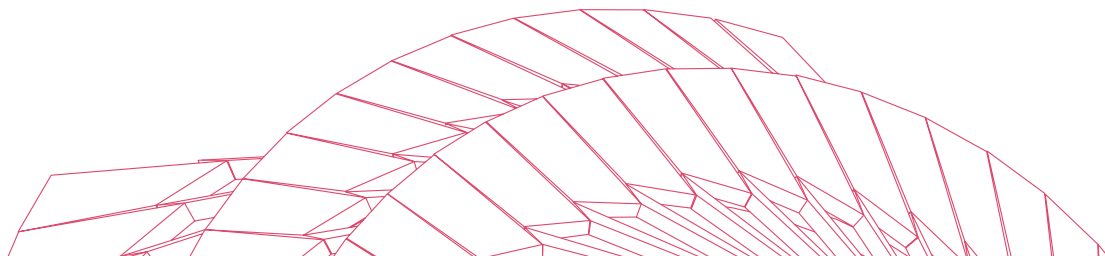
Thriving Town Centres



Chesterfield Market Place

Chesterfield and Staveley have undergone 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, leisure businesses and housing developments in the town centre. In addition, new office spaces and an up-and-coming healthcare sector are turning Chesterfield into a vibrant destination for work, wellbeing, and leisure.

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



INVESTMENT MAP

1 Chesterfield Station Masterplan

Mixed Use Regeneration Opportunity

Investment type: Investor / Developer

Key Facts

Site: 850-job potential; major public realm and transport upgrades

Size: Multiple development plots

Project stage: Masterplan adopted; phased delivery ongoing

Owner / Developer: Chesterfield Borough Council and mixture of partners from public and private sector

2 Chesterfield Waterside

Residential / Office / Leisure

Investment type: Investor / Occupier / Developer

Key Facts

Site: Major regeneration next to mainline station

Size: 16 hectares

Project stage: Phased delivery

Owner / Developer: Range of land owners / developers

3 Chesterfield Spire Neighbourhood

Residential / Mixed-use

Investment type: Developer / Investor

Key Facts

Site: New high-quality housing-led regeneration

Size: 6.2 hectares (1.3 hectares in initial accelerated phase)

Project stage: Actively seeking development partner

Owner / Developer: Chesterfield Borough Council

4 Chesterfield Town Centre

Mixed Use Development Opportunities

Investment type: Developer / Investor

Key Facts

Site: Mixed use opportunities including retail, leisure, residential, office, education and healthcare

Size: Range of opportunities across the town centre

Project stage: Open to enquiries

Owner / Developer: Chesterfield Borough Council and public / private sector

5 Markham Vale – Ark and NOVA

Industrial / Logistics

Investment type: Occupier

Key Facts

Site: Suited to manufacturing and logistics.

Size: 10,000m² across 4 units (Ark) and 21,800 – 45,700m² Grade A units (NOVA)

Project stage: Completed and ready for occupation (Ark). Available for occupation from 2027(NOVA)

Owner / Developer: Henry Boot Developments / Derbyshire County Council

6 Peak Resort

Tourism / Leisure / Mixed-use

Investment type: Investor / Operator / Long term partner

Key Facts

Site: Mixed use leisure destination; extensive planning approvals in place

Size: 114 hectares

Project stage: Phase 1 due to open 2028, other opportunities thereafter

Owner / Developer: Birchall Properties Ltd

7 EMIZ Hartington Business Park

Industrial / Manufacturing

Investment type: Occupier

Key Facts

Site: 11 brand new, contemporary industrial / warehouse units

Size: 371-743m²

Incentives: Part of East Midlands Investment Zone (grants, business rates retention and tax incentives)

Project Stage: Units available

Owner / Developer: Devonshire Group

8 EMIZ Hartington Commerce Park

Industrial / Manufacturing

Investment type: Investor / Developer / Occupier

Key Facts

Site: Close to M1 J29a; 5mw power supply

Size: 15 hectares; 65,000m² commercial floorspace

Incentives: Part of East Midlands Investment Zone (grants, business rates retention and tax incentives)

Project stage: regeneration of site completed. Inviting enquiries for end uses.

Owner / Developer: Tawnywood Ltd

9 Staveley

Office / Retail

Investment type: Occupier

Key Facts

Site: Leisure opportunities at newly built Pavillion and Moorings

Size: 200sqm at the Pavillion, 43-63sqm at the Moorings

Project stage: Ready for Occupation

10 Enterprise Chesterfield

High Quality Managed Office

Investment type: Occupier

Key Facts

Site: Office opportunities at Tupton, Dunston and Northern Gateway Enterprise Centre

Size: Range of units from 18sqm to 140sqm

Project stage: available for occupation

Owner / Developer: Chesterfield Borough Council

11 Prospect Park

Manufacturing / Warehouse / Office

Investment type: Occupier

Key Facts

Site: Close to A61, plots available for office, warehousing or manufacturing

Size: up to 4,200sqm

Project stage: Plots available for design and build

Owner / Developer: SUON Ltd

12 Sheepbridge Lane

Industrial / Commercial

Investment type: Occupier

Key Facts

Site: On established business park. Available for commercial / industrial

Size: 5,400sqm

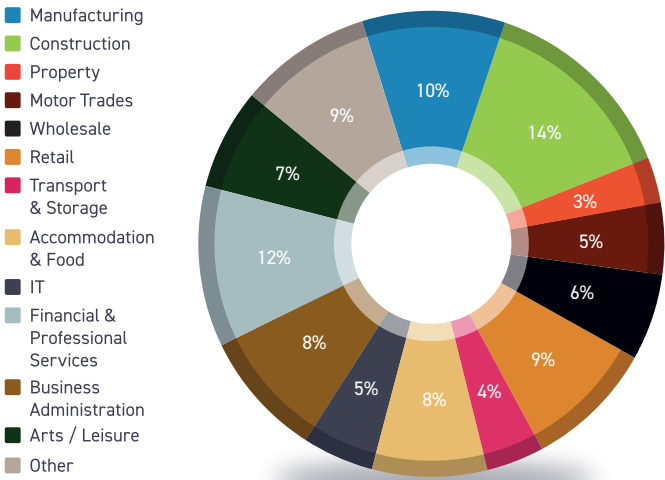
Project stage: Plot available for development

Owner / Developer: Coverland Ltd



KEY SECTORS

Sectors by number of businesses in Chesterfield



(Source: ONS figures)

QUALITY COMMERCIAL PROPERTY



Industrial circa
£4.00 - £15.00
per sq. ft.



Offices circa
£6.50 - £24.00
per sq. ft.



Retail circa
£15.00 - £50.00
per sq. ft. (Zone A space)

(Source: Chesterfield Borough Council)

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

71.1%
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.



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.

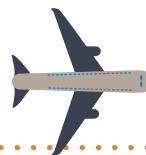
98% of former students
at Chesterfield's
University of Derby campus are
in professional occupations 15
months after graduating.
(Source: The Guardian University Guide 2025).

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.)



CONNECTIVITY

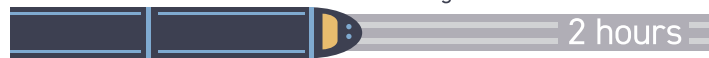
**4 international
airports**
within 80-mile radius



90 minutes
from 4 international ports



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



BUSINESS SUPPORT

Chesterfield Borough Council supported more than
600 businesses to search for commercial
property in 2025. (Source: Chesterfield Borough Council Economic Development Unit)

More than 200 businesses

in Chesterfield were supported in 2025
with start-up support, growth
and innovation, skills
and sustainability
advice.

(Source: Chesterfield
Borough Council,
Derbyshire County
Council and University
of Derby)



LEISURE & SHOPPING

34 businesses

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



CHESTERFIELD IS A CENTRE FOR THE PEAK DISTRICT

4.2m visitors in
2024 with
an economic impact of
£296m

(Source: Chesterfield Borough
Council)

2,600 Jobs
supported via the visitor economy



£48m Regeneration funding

secured to revitalise Chesterfield, bringing an enhanced
leisure, retail and cultural offering through Levelling Up,
Town Deal, Pride in Place and EMCCA.



23m people

living within a 2-hour drive of the Borough
(Source: Visitor Economy Audit 2021, Chesterfield Borough Council)

