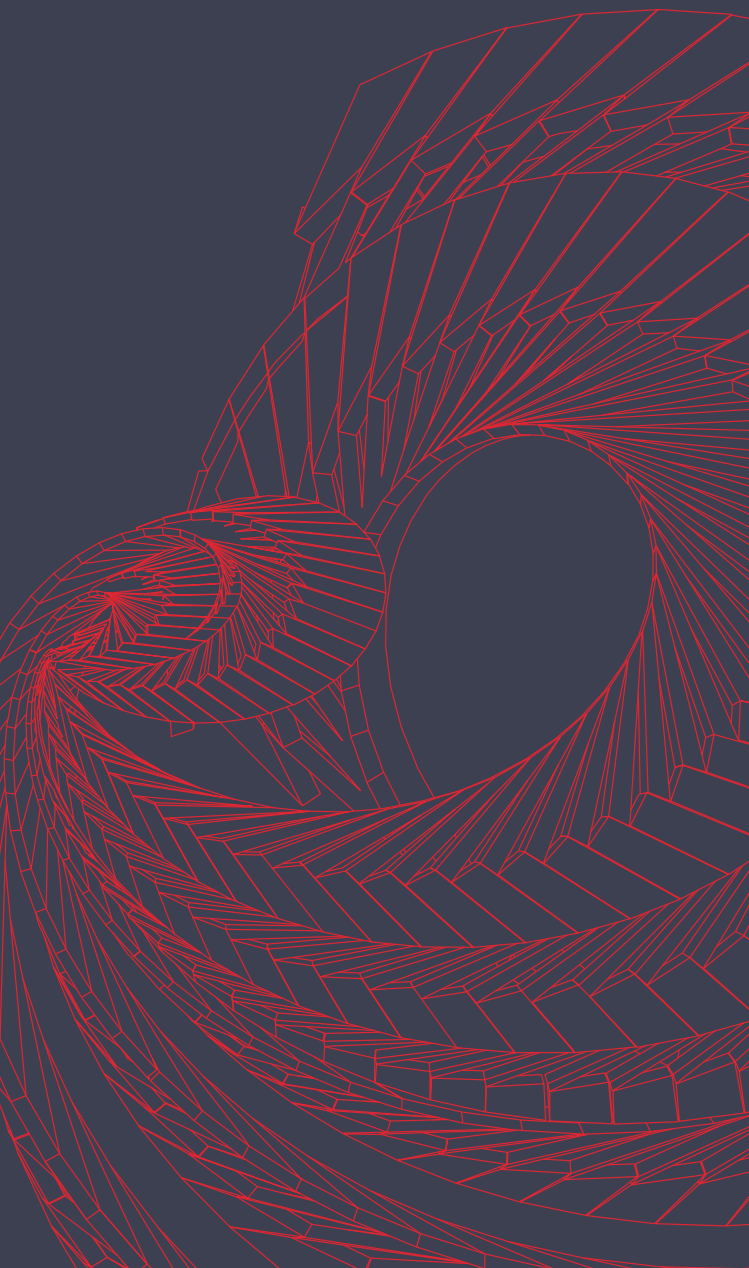


# INVEST IN CHESTERFIELD



# Contact us to discuss opportunities in Chesterfield



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**DESTINATION  
CHESTERFIELD**

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

# HELLO AND WELCOME TO CHESTERFIELD

WE'RE LOOKING FORWARD TO MEETING YOU  
AND FINDING OUT ABOUT YOUR BUSINESS.

Our town has developed significantly over the past ten years – thanks to a proactive council, plenty of business support, and access to funding.

Now, we continue to drive forward thanks to the delivery of regeneration projects, help for businesses to attract talent, and encouraging innovation and growth.

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

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**You'll feel at home in Chesterfield – ranked the 2nd best place in England to raise a family<sup>1</sup> and the happiest place to live in the East Midlands<sup>2</sup>. Our town is the best in the UK for residents' access to green spaces<sup>3</sup>, and we are situated next to the breathtaking Peak District National Park.**

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Key cities including Sheffield, Nottingham, Leeds, Manchester and London are easily accessible by direct rail, all within 2 hours. Chesterfield Station already offers convenient access to the town centre. A new link road with cycle and pedestrian routes will enhance your connectivity further.

You can look forward to revitalised public spaces in Chesterfield town centre, perfect for events and experiences, complementing our historic architecture and market. Staveley will also undergo a town centre transformation, alongside other exciting projects such as the restoration of Chesterfield Canal and the creation of new industrial space; all created by the £25m Town Deal fund.

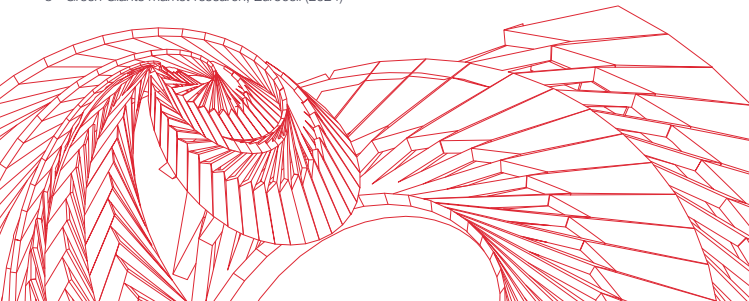
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Sources

1 - Enjoytravel.com (2023)

2 - Rightmove Happy at Home Index (2023)

3 - Green Giants market research, Eurocell (2024)



By investing in Chesterfield, you will be joining over 3,000 thriving enterprises that have chosen to operate here<sup>1</sup>, including well-known organisations such as Global Brands, Robinson PLC, Chatsworth, University of Derby, Superior Wellness, NIBE and MTM Products.

Our retail scene is home to dozens of unique independent shops, bars and restaurants, which trade alongside national retailers such as Smyths Toys, Marks & Spencer, TK Maxx and Primark.

Chesterfield is a town that loves to collaborate – with over 230 organisations working in partnership to boost the local economy. Known as Chesterfield Champions, our businesses tell us how proud they are to be located here. They are ready to support your relocation and have the relevant knowledge and expertise to assist in bringing forward your development. What's more, Chesterfield benefits from a skilled talent pool to support the growth of your business with half a million people living within a 30-minute drive of the town.

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



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[www.chesterfield.co.uk/invest](http://www.chesterfield.co.uk/invest)

Sources

1 - Data collated from Companies House.



# CASE STUDIES



## NEODYNE

2023

NeoDyne, one of Ireland's leading industrial automation and electrical engineering companies opens its UK headquarters in the centre of Chesterfield.

"We have benefited from harnessing the area's talent and skills to guarantee the success of the office. Chesterfield is the ideal location to base our UK headquarters, with its accessibility to the Midlands and the north."

**Matt Close**, UK Business Lead at NeoDyne



## CARMATS.CO.UK

2023

Specialising in the production and sale of bespoke car mats, the business announces a move to a new 7,500 sq. ft production and distribution facility on Chesterfield Trading Estate.

"We are now shipping around 150,000 orders per year, and have hired a skilled team here in Chesterfield. The transport links also make it an ideal location for our business."

**Ash Young**, Managing Director, CarMats.co.uk



## CHESTERFIELD ESCAPE ROOMS

2024

Popular attraction Chesterfield Escape Rooms more than doubles its capacity from three rooms to seven, capitalising on the strong appetite for leisure offerings in the town centre.

"Thanks to the strong demand in Chesterfield's visitor economy, we have expanded our premises to provide a wider offer to customers, resulting in our business being rated amongst the UK's top 10 escape rooms in the UK by TripAdvisor."

**Nick Hogan**, Owner, Chesterfield Escape Rooms



## PEAK PHARMACY

2023

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

"Our new HQ has been transformational for us. We're investing now to future-proof our business in one central location with excellent transport links, so that we can continue to provide great local customer service."

**Joe Cattee**, Managing Director, Peak Pharmacy

# INVESTMENT MAP

**1 CHESTERFIELD STATION MASTERPLAN** 

Conversations Welcome

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

**2 CHESTERFIELD WATERSIDE** 

Available Now

One of Britain's largest regeneration schemes, totalling £320 million of investment. Plans include a £75 million retail and leisure development over 58,800 sq m, and a 120-bed hotel. The project also sets out plans for 1,500 new homes and apartments centred around a pedestrianised public realm and canal basin. One Waterside Place, a Grade A office complex opened at the site in 2023, with all floors now let.

**3 ELDER WAY** 

Available Now

Already boasting a 92-bedroom Premier Inn and Hotpod Yoga as tenants, Elder Way is a vibrant new leisure quarter in the heart of Chesterfield. Set in the iconic former Co-op department store, the building has been sympathetically transformed into a hotel on the upper floors, seven modern street-level units with glazed frontages, and 16,000 sq ft of gym/D2 basement space. With another unit currently under offer, only five units now remain, ranging in size from 2,798 sq ft to 4,219 sq ft.

**4 CHESTERFIELD TOWN CENTRE** 

Available Now

Chesterfield's historic market is set to undergo an £8 million transformation after the Borough Council secured government Levelling Up Funding. Improved public realm throughout the town centre will support a range of existing leisure and retail opportunities in the heart of Chesterfield.

**5 NORTHERN GATEWAY ENTERPRISE CENTRE** 

Available Now

The Northern Gateway Enterprise Centre comprises 32 high-quality offices in a range of sizes (26 to 120 sq m). This development is designed to a BREEAM Excellent standard. Tenants benefit from business support and corporate rates for leisure passes, parking permits and conferencing facilities.

**6 THE HQ** 

Available Now

The HQ is a purpose-built, modern, fully equipped office building situated near the centre of Chesterfield. Individual units start from 439 sq ft, with a total of 5000 sq ft available across the development. Finished to Grade A specification, The HQ offers a flexible working environment to suit all business needs and benefits from ample on-site car parking.

**7 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.

**8 SHEEPBRIDGE LANE** 

Available 2025

Sheepbridge Lane will provide circa 65,000 sq ft of industrial/business accommodation, bringing new life to a historic estate. The site offers excellent transport links across Derbyshire, South Yorkshire and out to the M1 corridor. The development consists of four plots providing a mix of unit sizes with yards.

**9 MARKHAM VALE** 

Available Now

A 200-acre site, sitting next to the M1 at Junction 29A, Markham Vale is already home to dozens of businesses. Plot 6 consists of flexible unit sizes from 17,000 - 35,000 sq ft for B2 and B8 industrial space. Units ranging in size between 3,800 to 17,000 sq. ft are available in a Trade Park on Plot 7. Plot 9 is self-contained and can be developed as a single unit of up to 52,500 sq ft to meet specific requirements. An extension to Markham Vale North was granted in Q1 2023, with two new industrial units set to become available in the future.

**10 STAVELEY 21** 

Available 2025

Staveley's town centre will undergo 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 STAVELEY WATERSIDE** 

Available Feb 2025

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

**12 HARTINGTON COMMERCIAL PARK** 

Available Late 2024

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 66,000 sq m will be developed and are expected to be available by late 2024.

**13 HARTINGTON BUSINESS PARK** 

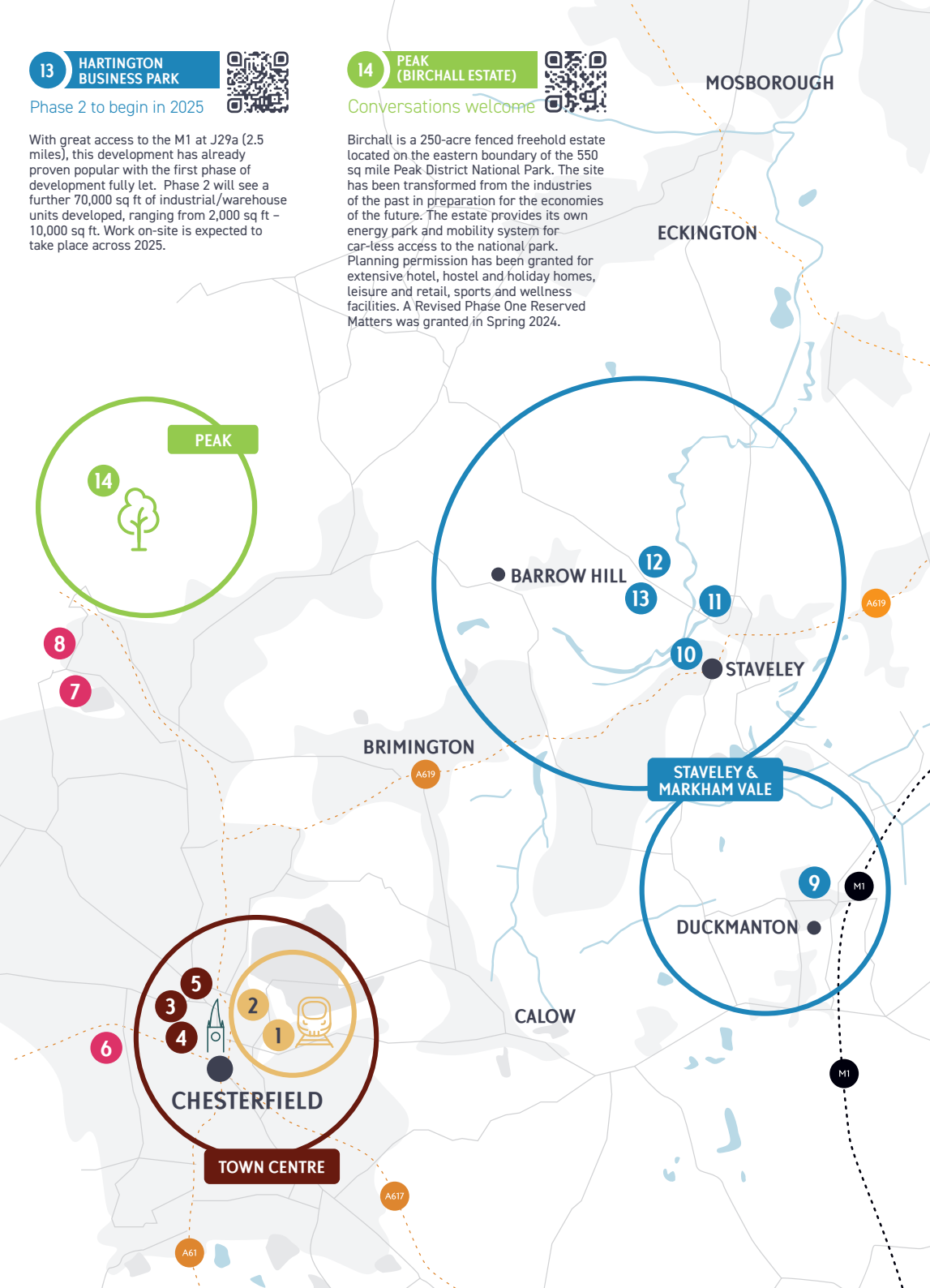
Phase 2 to begin in 2025

With great access to the M1 at J29a (2.5 miles), this development has already proven popular with the first phase of development fully let. Phase 2 will see a further 70,000 sq ft of industrial/warehouse units developed, ranging from 2,000 sq ft - 10,000 sq ft. Work on-site is expected to take place across 2025.

**14 PEAK (BIRCHALL ESTATE)** 

Conversations welcome

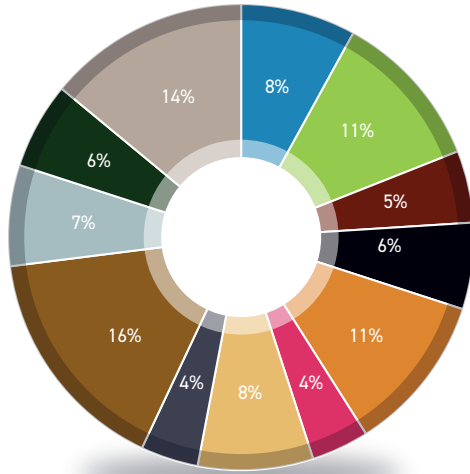
Birchall is a 250-acre fenced freehold estate located on the eastern boundary of the 550 sq mile Peak District National Park. The site has been transformed from the industries of the past in preparation for the economies of the future. The estate provides its own energy park and mobility system for car-less access to the national park. Planning permission has been granted for extensive hotel, hostel and holiday homes, leisure and retail, sports and wellness facilities. A Revised Phase One Reserved Matters was granted in Spring 2024.



# KEY SECTORS

Sectors by number of businesses in Chesterfield

- Manufacturing
- Construction
- Motor Trades
- Wholesale
- Retail
- Transport & Storage
- Accommodation & Food
- IT
- Financial & Professional Services
- Business Administration
- Arts / Leisure
- Other



# COST-EFFECTIVE PROPERTY



**Industrial** circa  
£5.00 - £9.00  
per sq ft.

Source: Chesterfield Borough Council



**Offices** circa  
£5.00 - £16.50  
per sq ft.



**Retail** circa  
£11.00 - £45.50  
per sq ft. (Zone A space)

# GROWTH IN HOMES

196%

increase in Google Searches  
for housing in Chesterfield  
(Source: Redbrik Estate Agents, 2023)



Chesterfield is the  
**happiest**  
place to live in the East Midlands!  
(Source: Rightmove Happy at Home index, 2023)

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

# ATTRACTING TALENT

64.1%



of residents qualified  
A-level equivalent or higher  
- Above the East Midlands average

(Source: NOMIS 2024)

50%

of residents are employed in  
managerial, professional, associate  
professional or skilled trades.

(Source: Chesterfield Borough Council Growth Strategy, 2023-2027)

## Chesterfield College

Rated good by Ofsted following inspection in late 2022. Ofsted commended the college's commitment to improving skills in the town, boosting the local workforce.



## University of Derby

The University of Derby was placed in the Top 50 in The Guardian University Guide 2023, ranked 48th out of 121 institutions.

**Children's Nursing**  
4th best out of 46.

**Mental Health Nursing**  
11th best out of 62.

Approximately **500,000**  
people live within a 30-minute  
drive time of Chesterfield,  
providing a large talent pool.

(Chesterfield Borough Council's Growth Strategy, 2023-2027)



# CONNECTIVITY



90 minutes  
from 4 international ports.

4 international airports  
within 80-mile radius



**Rail access** to Leeds, Sheffield, Nottingham,  
Manchester, Derby, Birmingham and London within 2 hours

# BUSINESS SUPPORT

Chesterfield Borough Council  
supported more than

**550 businesses**

to search for commercial  
property in 2023.

(Source: Chesterfield Borough Council Economic Development Unit)



**More than 400 businesses**

were supported in 2023 by Chesterfield Borough Council  
with growth, skills and sustainability advice.

(Source: Chesterfield Borough Council Economic Development Unit)

# LEISURE & SHOPPING



**25+ businesses**

invest in Chesterfield Town Centre in 2023/24

(Source: Chesterfield Borough Council)

## CHESTERFIELD IS A CENTRE FOR THE PEAK DISTRICT.

3.7m

visitors in 2022 with  
an economic impact of  
**£208m.**

(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 a revitalised museum and theatre offering.



**23m people**

living within a 2-hour drive  
of the Borough

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