

The background of the image is a complex, abstract geometric pattern. It consists of numerous overlapping, semi-transparent shapes in various shades of red and white. These shapes are primarily rectangular and triangular, arranged in a way that creates a sense of depth and movement, resembling a stylized, layered structure or perhaps a close-up of a textured surface like a leaf or a piece of fabric. The overall effect is dynamic and modern.

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



**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 – Ranked the 2nd best place in England to raise a family<sup>1</sup>. 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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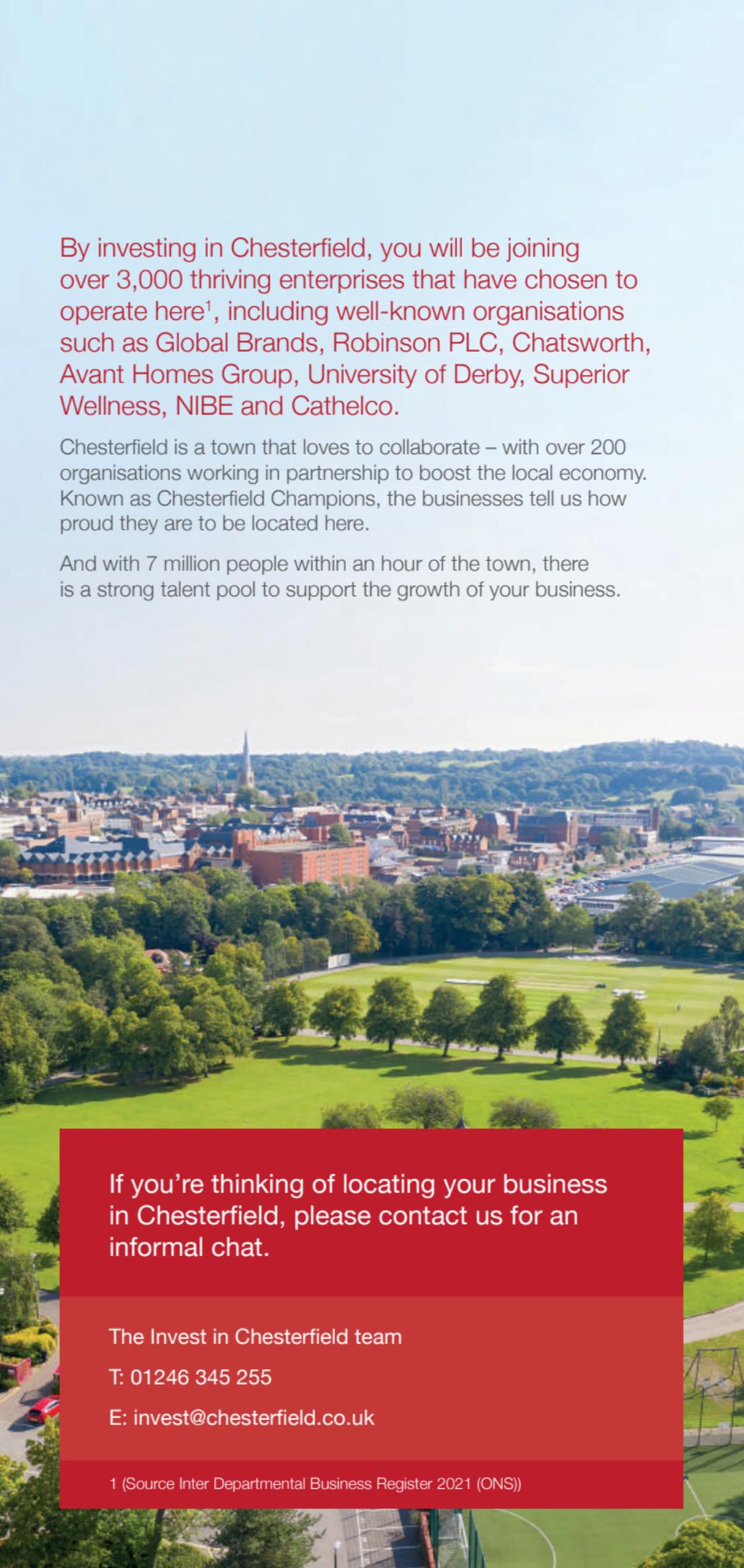
Chesterfield Railway Station already offers convenient access to the town centre, and the planned new link road and designated cycle and pedestrianised routes will enhance your connectivity further.

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 construction skills hub, the restoration of Chesterfield Canal and much more.

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<sup>1</sup> Source: Survey by Electric Ride-on cars, March 2022)

An aerial photograph of Chesterfield, showing a mix of red-brick buildings, green spaces, and a prominent church spire in the distance. The town is surrounded by rolling green hills under a clear blue sky.

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, Avant Homes Group, University of Derby, Superior Wellness, NIBE 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.

2023

Just 11 years after being founded in the town, Superior Wellness is named for the 2nd year running on the Financial Times list of Europe's 1,000 fastest-growing companies.

“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



## 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



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 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 now

One of Britain's largest regeneration schemes, totalling £320 million of investment. Includes plans for 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 ONE WATERSIDE PLACE



Available now

A new seven-storey, Grade A office opened in 2022, close to Chesterfield Railway Station. Space is now available for business use, totalling 5,000 sq.ft on each floor. The building also includes a retail unit on the ground floor. The building is energy efficient, with a BREEAM Very Good rating, and is fully accessible with lifts and level floors.

## 4 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.

## 5 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.

## 6 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. A limited amount of office space is still available at this popular development ranging from 833 – 1,944 sq ft.

## 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 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 3,000 – 35,000 sq ft for B2 and B8 industrial space. 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.

## 9 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.

## 10 STAVELEY WATERSIDE



Available Spring 2024

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.

## 11 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.

## 12 HARTINGTON BUSINESS PARK



Available now, with more coming soon

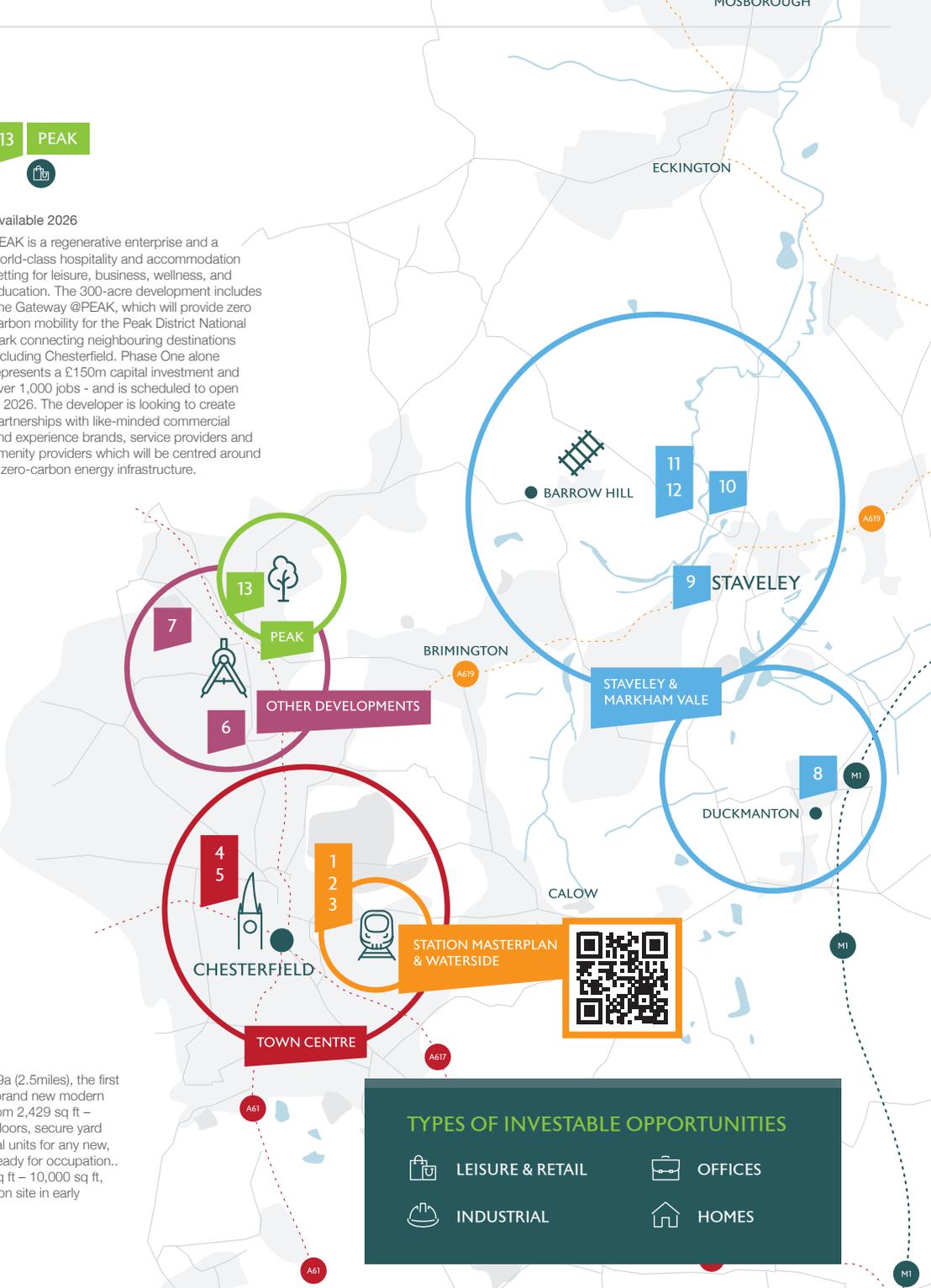
With great access to the M1 at J30 (3.5 miles) and J29a (2.5 miles), the first phase of this business park is home to 3 terraces of brand new modern industrial and warehouse accommodation, ranging from 2,429 sq ft – 7,285 sq ft. Featuring 6.0m of clear height, concrete floors, secure yard areas, EV charging and fibre broadband, they are ideal units for any new, small or expanding business. Existing units are now ready for occupation.. A further 70,000 sq ft of space, ranging from 2,000 sq ft – 10,000 sq ft, is in the early stages of planning with a view to being on site in early 2024 and ready for occupation later that year.

## 13 PEAK



Available 2026

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 £150m capital investment and over 1,000 jobs - and is scheduled to open in 2026. The developer is looking to create partnerships with like-minded commercial and experience brands, service providers and amenity providers which will be centred around a zero-carbon energy infrastructure.



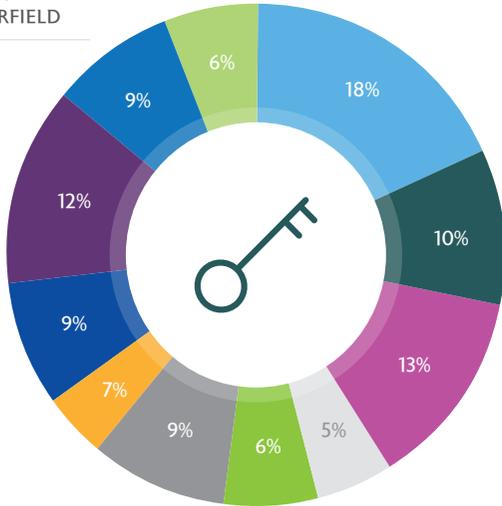
### TYPES OF INVESTABLE OPPORTUNITIES

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, September 2022

## 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

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



Children's Nursing  
4th best out of 46

Mental Health Nursing  
11th best out of 62

## COST EFFECTIVE PROPERTY



**Industrial** circa  
£4.00-8.80  
per sq ft



**Offices** circa  
£4.50-16.50  
per sq ft



**Retail** circa  
£15-80  
per sq ft (Zone A)

Source: Chesterfield Borough Council

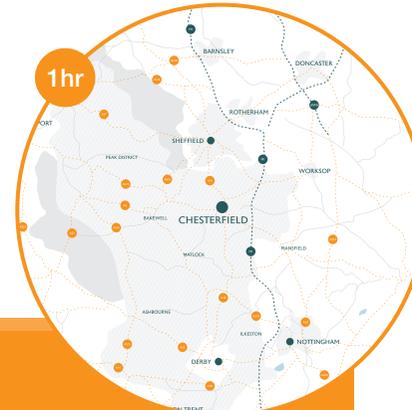
## CONNECTIVITY



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



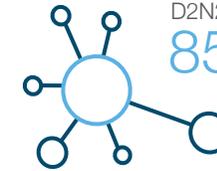
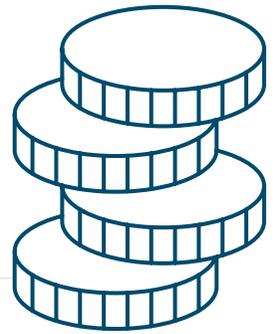
Carriageway from Staveley to improve access to M1

## 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  
**850 Businesses**

in Chesterfield Borough and North East Derbyshire from April 2019 to March 2023

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

## LEISURE & SHOPPING

In 2022/23: more than

**20+**  
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**

Chesterfield Borough Council's Growth Strategy aims to increase the value of the town's visitor economy by 20% by 2030

**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

## POPULAR PLACE TO LIVE

**10%**  
More households in Chesterfield and North East Derbyshire

Source: Census 2021, compared to 2011



Population of Chesterfield and North East Derbyshire increased by

**2.8%**  
to **205,600**

Source: Census 2021, compared to 2011