



**READY FOR
OCCUPATION**

GRADE A OFFICE ACCOMMODATION IN CHESTERFIELD

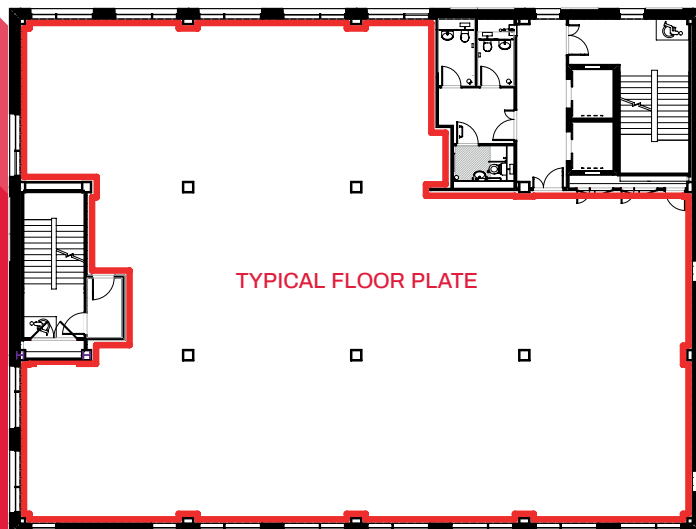
The office accommodation is located within Basin Square at Chesterfield Waterside and provides a high quality working environment for its tenants that has previously been unavailable within Chesterfield. The office accommodation has been designed to a Grade A specification which incorporates the following:

- Fully DDA compliant
- LED lighting
- Two passenger lifts
- High quality entrance foyer
- BREEAM Very Good Rating
- Showers
- 2.75m floor to ceiling heights
- Air conditioning
- 150mm raised access flooring
- Cycle parking facilities on-site

Floor plates are available from 516.8 sq m (5,553 sq ft) and can be sub-divided to suit occupier requirements to provide accommodation from 250 sq m (2,500 sq ft).

The office is set within an attractive landscaped area which will be connected to the high quality public square featuring the newly constructed canal basin at the heart of Chesterfield Waterside.

FLOOR	USE	SIZE
Ground	Retail	491.4 sq m / 5,290 sq ft
First	Office	516.5 sq m / 5,560 sq ft
Second	Office	516.2 sq m / 5,556 sq ft
Third	Office	516.6 sq m / 5,561 sq ft
Fourth	Office	515.9 sq m / 5,553 sq ft
Fifth	Office	NOW LET
Sixth	Office	NOW LET



















WE'RE CONNECTED

Basin Square at Chesterfield Waterside is strategically located adjacent to Chesterfield Railway Station, a mainline hub affording easy access to the nearby cities of Sheffield, Leeds, Nottingham and Manchester.

In addition, the M1 motorway is easily accessible from the site where Junction 29 is just a 9 minute drive away.

DESTINATION	MODE & TRAVEL TIME
M1 Junctions 29 / 29a	 9 mins
Peak District	 12 mins
Sheffield	 15 mins  19 mins
Derby	 20 mins  37 mins
Nottingham	 37 mins  36 mins
Doncaster Sheffield Airport	 38 mins
East Midlands Airport	 40 mins
Leeds	 58 mins  60 mins
London	 110 mins  177 mins

ABOUT CHESTERFIELD WATERSIDE

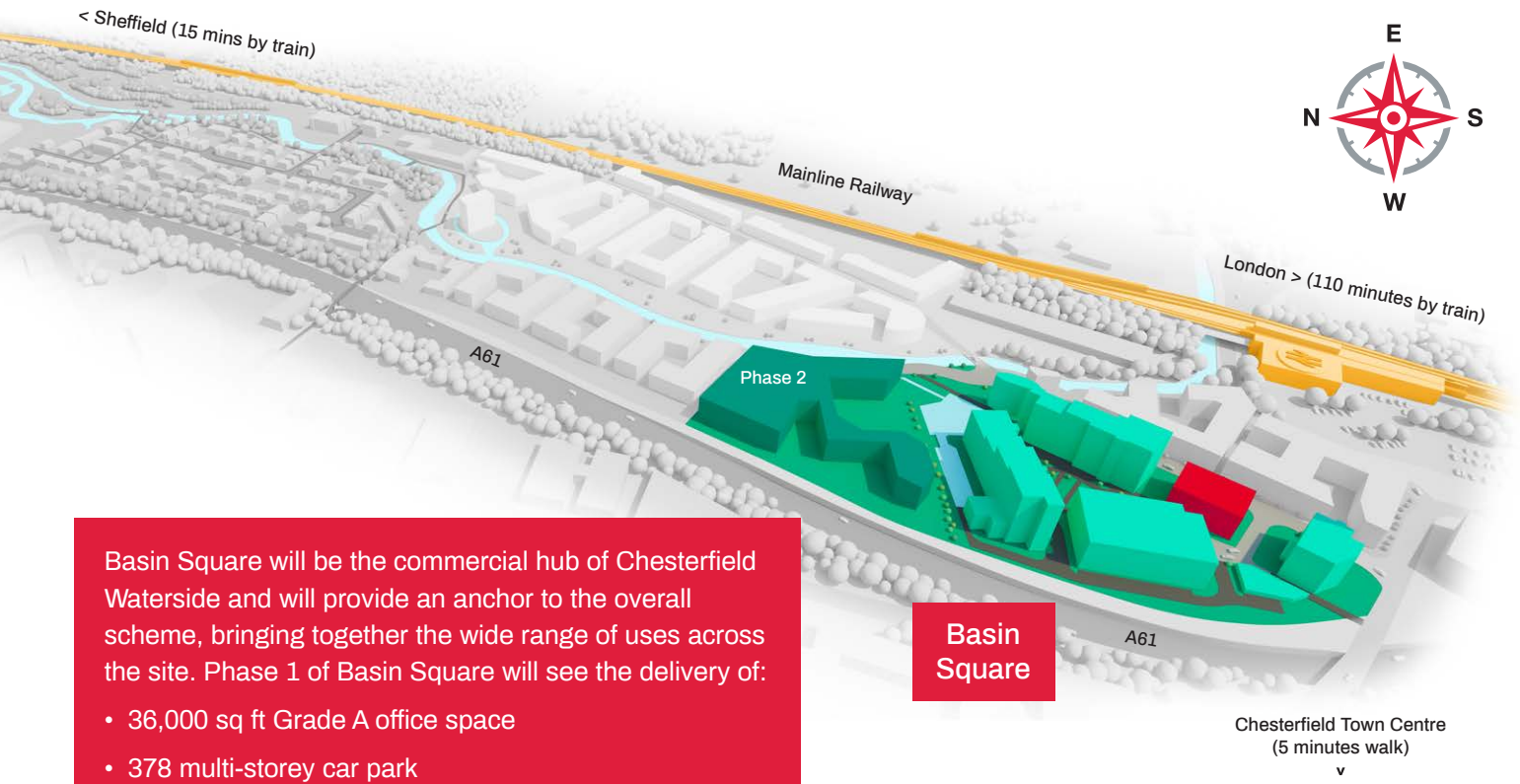
Chesterfield Waterside is an exciting £340 million, high quality, mixed-use regeneration scheme set in a canal-side environment.

A premium location for businesses and residents alike, Waterside boasts design and quality that is unrivalled in and around the local area, providing a new destination in the heart of Chesterfield.

Built across 16 hectares located on the edge of the town centre adjacent to the mainline railway station (London St

Pancras 110 minutes), the development will revitalise the eastern side of Chesterfield on an unprecedented scale for the town. Acting as an extension to the already established and successful town centre Chesterfield Waterside will provide a sustainable modern lifestyle in which to live, work and enjoy leisure time in the heart of the town centre.

Basin Square will be the first phase of a mixed use development on the site and will create a new hub within Chesterfield, centred around a high quality public realm, yet with easy access to the world famous Peak District National Park.



Basin Square will be the commercial hub of Chesterfield Waterside and will provide an anchor to the overall scheme, bringing together the wide range of uses across the site. Phase 1 of Basin Square will see the delivery of:

- 36,000 sq ft Grade A office space
- 378 multi-storey car park
- 120 bed hotel
- 329 apartments

Basin Square

Chesterfield Town Centre
(5 minutes walk)

AVAILABILITY / TERMS

The office accommodation is available to lease on FRI terms. Rental details are available upon request.

Parties interested in leasing the space are encouraged to contact the developer or their retained agents in the first instance for further information.



CHESTERFIELD BOROUGH COUNCIL SUPPORT

Chesterfield Borough Council's Economic Development team, and its partners at Destination Chesterfield, can offer businesses locating in and investing in Chesterfield guidance on and access to a range of business support activity through our own specialist business advisers or via the D2N2 Growth Hub. Businesses can access support with recruitment and skills development, access to finance to support growth as well as the opportunity to engage in supportive business events through the Chesterfield Champions scheme. The aim is to assist local businesses to thrive and expand, so call them today on **01246 345255** to ask how they can help you.

FURTHER INFORMATION

To be a part of this exciting scheme, or to find out what Chesterfield Waterside can do for you, get in contact with one of the team today:

Bolsterstone.

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CHESTERFIELD
waterside



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