



# **NORTHERN GATEWAY** ENTERPRISE CENTRE

The place to  
**innovate and grow**

Saltergate, Chesterfield, S40 1UT



## ➤ The opportunity

### LOCATION

Situated in a prominent position on Saltergate in the heart of Chesterfield, this beautiful new Enterprise Centre benefits fully from the retail, leisure and hospitality venues the town has to offer. Boasting excellent transport links it is easily accessible by bus, car, train and cycle users, being situated close to all major bus routes, a variety of car parks and Chesterfield Train Station.

### THE DEVELOPMENT

Part of Enterprise Chesterfield, the new centre offers 16,330 sq ft of high specification serviced office space over three floors creating 32 office suites in a range of sizes (271 sq ft to 1368 sq ft) which can be let as individual suites or in combinations to suit business needs. Choose to base your business at an Enterprise Chesterfield building and receive access to business support and a wide range of benefits.

Terms: Leases with "easy in/easy out" terms

Rent: Upon application

EPC: To be assessed on build completion.

BREEAM: The work will be designed and built to a BREEAM – Excellent rating



## ➤ Key features

High speed internet

WiFi throughout

State of the art telephony

CCTV

24-7 access

Virtual office package

Business support

Spacious reception

Passenger lift to all floors

Air conditioning

Meeting rooms

Communal kitchens

Breakout space

Cycle store

Changing facilities

Shower





# How to find us

## EXCELLENT TRANSPORT LINKS



By Road: From M1 Junction 29 travel towards Chesterfield on A617. At the roundabout take the third exit and stay on A617. Continue on B6543, take Saltergate to Rose Hill. At the roundabout, take the second exit onto Lordsmill Street. Continue onto Saltergate and the centre is on your right.



By Rail: Rail services throughout the UK are available from Chesterfield Station with a frequent, fast service to Sheffield and London.



By Air: Business services are obtainable from East Midlands, Manchester, Sheffield, and Leeds Bradford International Airport.



To find out more about this exciting opportunity please contact us:

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