

One Waterside Place



CHESTERFIELD
waterside

THE COMPLETE MODERN LIFESTYLE

DELIVERY SEPTEMBER 2021

One Waterside Place
Grade A Office Space

Basin Square, Chesterfield Waterside

A PLACE TO
work AT
WATERSIDE

chesterfieldwaterside.com

About Chesterfield Waterside

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

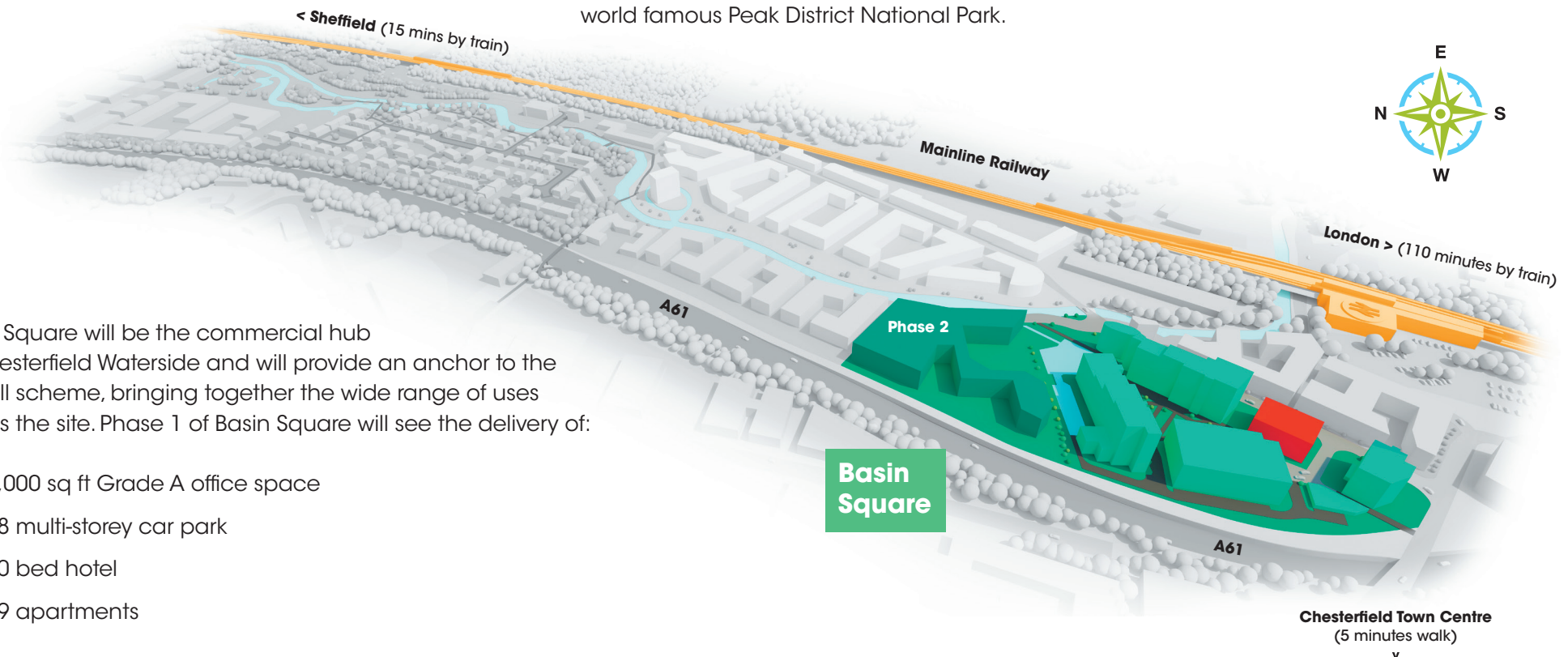
A premium location for businesses and residents alike, Waterside boasts design and quality that is unrivalled in and around the local area, providing a new destination in the heart of Chesterfield.

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















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

The opportunity

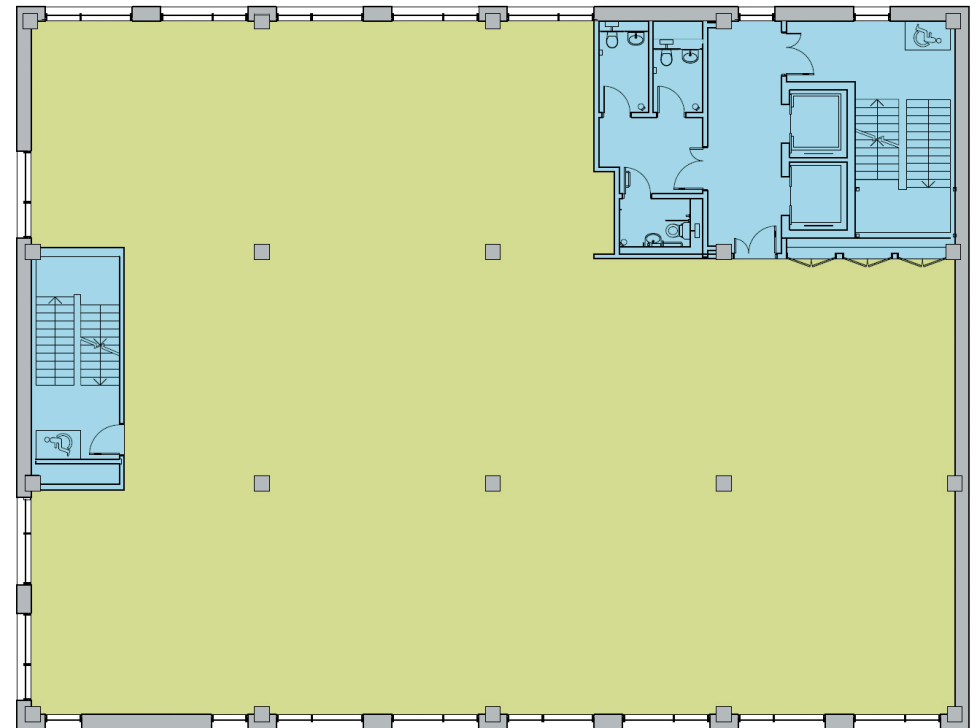
The office accommodation within Basin Square will provide a high quality working environment for its tenants that has previously been unavailable within Chesterfield. The office accommodation has been designed to a Grade A specification which incorporates the following:

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

LEVEL	USE	SIZE	COMMENTS
Ground	Retail	491.1 sq m / 5,286 sq ft	Available
First	Office	517.3 sq m / 5,568 sq ft	Available
Second	Office	516.8 sq m / 5,563 sq ft	Available
Third	Office	516.8 sq m / 5,563 sq ft	Available
Fourth	Office	516.8 sq m / 5,563 sq ft	Available
Fifth	Office	515.9 sq m / 5,553 sq ft	Now Let
Sixth	Office	392.8 sq m / 4,228 sq ft	Available

Floor plates are available from 516.8 sq m (5,562 sq ft) and can be subdivided to suit occupier requirements to provide accommodation from 250 sq m (2,500 sq ft).

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



TYPICAL FLOOR PLATE

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

Inward investors and some existing occupiers within Chesterfield may benefit from advice and support which is available through Chesterfield Borough Council's Economic Development Unit and its partners in Destination Chesterfield. Support is available through Chesterfield Borough Council's Economic Development Unit. This support includes free guidance on access to finance, recruitment and training. For more information please contact Chesterfield Borough Council on 01246 345 255.



View of the offices from Brimington Road.

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:

Tom Swallow - Bolsterstone
Tel: **01246 260 206**
Email: tom@bolsterstone.com

Bolsterstone.

Peter Whiteley
Tel: **0114 272 9750**
Email: peter.whiteley@knightfrank.com



Tim Richardson
Tel: **01332 343222**
Email: timr@fhp.co.uk

