

Press Release 2025



4,622FT² OF HIGH-QUALITY OFFICE SPACE UNDER CONSTRUCTION IN GRASSMOOR, CHESTERFIELD

On behalf of private clients, FHP Property Consultants are pleased to be marketing the offices at The Old Coal Yard, North Wingfield Road, Grassmoor, Chesterfield, S42 5EA.

This exciting new project situated in Grassmoor comprises 4,622ft² of high-quality office space. Grassmoor is situated just south east of Chesterfield with easy access to the A617, which links to Junction 29 of the M1 motorway. Chesterfield town centre is just a 10 minute drive from the development.

The new build offices comprise a high quality, new two-storey building with brick elevations and glass frontage. The property is currently under construction and will be practically completed in Q1 2025 offering an excellent space for tenants. If necessary, the property could also be fit for light storage on the ground floor to facilitate a hybrid unit. Internally, the office will be delivered with open-plan accommodation and further benefits from: suspended ceilings, LED lighting, carpeting, kitchenette, W/C facilities and 17 car parking spaces.

The offices will be available to let on new lease terms at a rent of £60,000 per annum.

Harry Gamble of FHP Property Consultants comments:

“This exciting new project will bring some much-needed high-quality office space to Chesterfield and the surrounding areas. The current plans see four identical office buildings comprising 4,622ft² each. Off the back of marketing these offices earlier this year, we have had a number of interested parties get in touch as there is a shortage of newly built offices in the area.

Further around the back of the site, our client will continue onto Phase 2 which includes industrial/warehouse accommodation of circa 7,000ft² and upwards. I would be delighted to speak to anyone who is interested in occupying these offices, so please do not hesitate to contact me.”

For further information please contact Harry Gamble on 07398 443 828 / harry.gamble@fhp.co.uk or Darran Severn on 07917 460 031 / darran@fhp.co.uk.

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Harry Gamble
January 2025

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