

# Press Release 2025



## SUCCESS IN NORTH DERBYSHIRE LEADS TO FURTHER RETAIL, OFFICE AND WAREHOUSE OPPORTUNITIES

FHP Property Consultants were involved in several successful schemes across North Derbyshire last year and we are pleased to report that following this success we have a number of new opportunities across the industrial, office and retail sectors.

In 2024, the final phase at Wingfield View Business Park in Clay Cross completed providing 19 industrial/warehouse units totalling 60,000ft<sup>2</sup>. Due to the success, Roe Developments are now building out Egstow View Business Park, Clay Cross which will provide 13 trade counter/warehouse units between 1,500ft<sup>2</sup> and 15,000ft<sup>2</sup>. These will be available for occupation later this and three units are already under offer to well-known operators.

To add to the new development in Clay Cross, FHP are working with Atkinson Construction, who are building industrial and office accommodation on the former coal yard site in Grassmoor. The developer is currently building phase 1 which consists of four office buildings comprising 4,622 ft<sup>2</sup> per building. These offices will deliver high quality accommodation which can also be split on a floor-by-floor basis. Phase 2 of the development will consist of new small to medium sized industrial/warehouse units built to a high-quality once again.

FHP are also working closely with East Midlands Chamber marketing two small office suites on their behalf. These sit within a well-occupied three storey office building just 2.5 miles North of Chesterfield's town centre. The offices offer great transport connections to the A61 and the A617 leading to J29 of the M1 motorway just a 10-minute drive away. These suites present incredibly well and would be a perfect fit for a new company wanting designated workspace. Suite Stewart and Suite Westlake comprise 536ft<sup>2</sup> and 850ft<sup>2</sup> respectively. They can be combined and also can be taken fully furnished.

In terms of retail and leisure opportunities, works are also now well underway on the creation of Baileys Square, Clay Cross. The Town Centre Regeneration Project will see a creation of a new Town Square and the pedestrianisation of Market Street, which will provide a brand-new high-quality leisure destination to accompany the strong existing retail offering which includes Tesco, Aldi, Iceland, Poundland, Card Factory, Peak Pharmacy and more. The individual units will range from 500ft<sup>2</sup> - 4,809ft<sup>2</sup> with good occupier demand being seen already and three units under offer with a practical completion date of October 2025.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

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ENDS  
Harry Gamble  
March 2025

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