

MAKE YOUR
MARK AT
MARKHAMVALE
AN ENVIRONMENT FOR SUCCESS



CHESTERFIELD'S PRIME BUSINESS LOCATION
WORKSPACE FROM 5,000 SQ.FT (465 SQ.M.)
TO 1,000,000 SQ.FT. (92,000 SQ.M.)
JUNCTION 29A - M1

MARKHAM VALE / WHAT IS IT?

Markham Vale is 200 acres (81 hectares) of prime commercial development land brought to the market by Henry Boot Developments Limited in association with Derbyshire County Council.

This flagship site offers the largest contemporary opportunity for North Derbyshire businesses to future-proof themselves in a high quality environment.

MARKHAM VALE / THE DEVELOPER

Henry Boot Developments Limited is one of the UK's most innovative and exciting developers of commercial property.

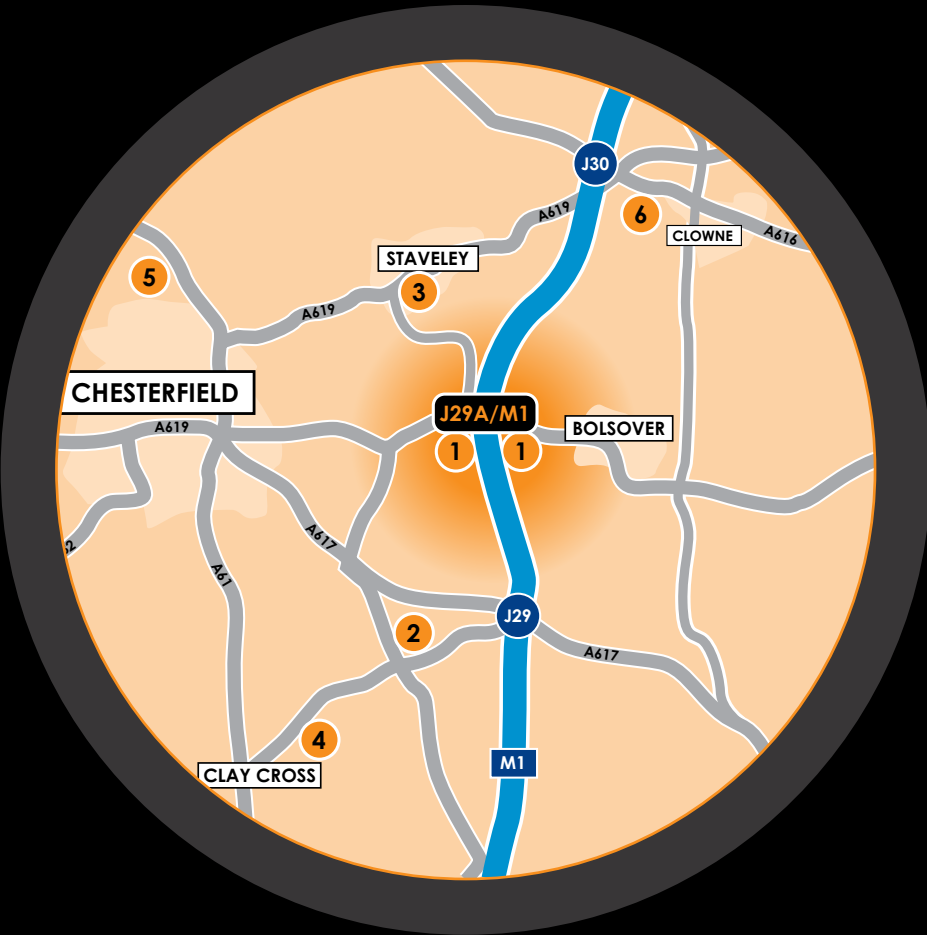
Underpinned by cost effectiveness, a philosophy of sustainability, accessibility and quality, the development of Markham Vale is employing the latest construction techniques.

Henry Boot Developments Limited uses internally available funding, providing benefits in terms of flexibility and security to occupiers and investors.



MARKHAM VALE / WHERE IS IT?

- Junction 29A of the M1 Motorway.
- Within 10 minutes drive of Chesterfield.
- Bus service from Chesterfield on average every 20 minutes through the day.
- Easy access for the workforce.
- No delays on freight movements into the national road network.
- Unparalleled accessibility compared to competing locations on nearby motorway junctions and Chesterfield's traditional industrial area.
- On site amenities coming soon. Local amenities a couple of minutes drive away in either Staveley or Bolsover – banks, shops, supermarket and health and leisure facilities.



Scheme	Map Ref	Distance to Chesterfield (miles)	Distance to Chesterfield Railway Stn (miles)	Taxi Cost Railway Stn - Scheme	Bus Frequency Town Centre - Scheme*	Bus Journey Time Town Centre - Scheme
Markham Vale	1	4.9	5.1	£9.48	Every 20 mins	30 mins
Holmewood Ind. Park	2	4.6	4.7	£9.37	Every 30 mins	20 mins & walk
Ireland Ind. Park	3	5.9	5.5	£9.85	Every 30 mins	45 mins
Coney Green Bus. Park	4	6.0	6.1	£10.85	Every 10 mins	30 mins
Sheepbridge Ind. Estate	5	2.8	2.9	£8.37	Every 20 mins	30 mins
Barlborough Links	6	8.6	8.2	£13.65	Every 30 mins	45 mins & walk

* Bus frequency changes throughout the day on all services





MARKHAM VALE / WHAT'S ON OFFER?

- **Construction works already advanced** on speculative schemes totaling 111,250 sq ft (10,335 m²) at Waterloo Court and Trafalgar Court
- **Bespoke projects completed** for North Derbyshire companies such as Industrial Ancillaries Limited and Mobile & Separation Equipment Limited
- **Abundant land supply** for any size of building from 5,000 sq ft (465 m²) upwards, designed and built to the specifications required for your business
- **On-site infrastructure completed** and design principles agreed with the local planning authorities, allowing delivery of completed buildings within an extremely efficient timescale
- **Sustainability and green technologies** feature strongly in the design philosophy for Markham Vale
- **Building solutions** can be tailored to offer:
 - _ BREEAM ratings of "Very Good" and above
 - _ 10% lower CO₂ emissions than those required by current Building Regulations
 - _ Photovoltaic panels to reduce energy costs
 - _ High levels of natural light to reduce artificial lighting requirements
 - _ Minimum EPC B rating

There's no doubt that environmental issues will become ever more important, and by re-locating to Markham Vale, your business can contribute to the drive to reduce emissions, while enjoying the advantage of a cost-efficient building designed around your needs.

MARKHAM VALE / CAN I AFFORD IT?

Can you afford not to?

Buy, Lease, or Try Before You Buy

- For speculative units offered at Waterloo Court and Trafalgar Court, you can try before you buy, taking a lease with a purchase option at a pre-agreed price, providing the opportunity to budget and make provision for future purchase and demonstrate a track record to a bank.
- On design and build premises specified to meet the needs of your business, you'll save on the whole life cost, with greater efficiencies, reduced running costs, longer economic life and lower asset depreciation.
- Units are available either freehold, or on a lease for 10 years and upwards. If you want a purchase option built in, each year this runs for will add a year to the minimum lease term.
- Proven track record of bank funding of buildings at Markham Vale.

Add the premium location to efficient construction techniques to give competitive running costs in an environmentally sustainable package and you can't afford not to talk to Henry Boot Developments Limited about Markham Vale.

To learn more about the opportunity on your doorstep, give us a call, or visit www.markhamvale.co.uk.

TESTIMONIALS:

HOLDSWORTH FOODS

Derbyshire company, Holdsworth has purchased a 15,000 sq.ft unit at Markham Vale's speculative development, 'Waterloo Court'.



"Our expansion plans and the location of the park just off the new junction of the M1 were the main reasons for our move. We can now cut our delivery times considerably as we will no longer have to battle town traffic. The larger premises and location also means that our suppliers can deliver less frequently therefore reducing emissions and congestion. A major concern was the disruption for our staff but Markham Vale is not too far from our current site, and is on a convenient bus route so our staff can still get to work efficiently."

Michael Holdsworth, Chairman

INDUSTRIAL ANCILLARIES

Industrial Ancillaries Ltd, an engineers' merchant relocated to a 33,600 sq.ft design and build facility at Markham Vale.



"Since relocating from our existing premises in the centre of Chesterfield to Markham Vale we have seen our business grow over 25% due to our new facility allowing us to significantly expand our product range. Markham Vale offered us ideal premises with the right combination of warehouse and office space. In addition Markham Vales location just off the M1 is convenient for our staff / customers and really helps with our logistics."

Jamie Dennis, Managing Director

A development by:

Henry Boot
DEVELOPMENTS

In association with:

DERBYSHIRE
County Council
Improving life for local people

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