

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale/To Let

Unit 5 Chatsworth Technology Park, Dunston Road,  
Chesterfield S41 8XA



- Two Storey Office Premises
- Great Location Providing Easy Access to the M1 Motorway
- 2,363 sq ft (219.5 sq m) With 9 Dedicated Parking Spaces
- For Sale or To Let on a New Lease
- Quoting Rent - £20,500 Per Annum
- Immediately Available

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## LOCATION

The property is ideally located 3 miles north of Chesterfield Town Centre, with great access to Chesterfield, Sheffield, and the M1 Motorway.

The A61 leads to the A617 which connects to the rest of the region at Junction 29 of the M1 Motorway circa 7 miles to the southeast. The A61 also provides good connectivity to Sheffield City Centre some 10 miles to the north.

The surrounding area is home to a wide range of users, including office occupiers, national leisure users, retail users and residential properties.

## DESCRIPTION

The available unit extends to 2,363 sq. ft over the ground and first floors and comprises of a semi-detached traditional brick construction premises beneath a pitched roof.

The property fronts Dunston Road and has pedestrian access to the front of the premises. Internally, the ground floor accommodates an entrance lobby, a number of offices, kitchen and WC. The first floor comprises of two open plan office areas.

Externally there is a shared car park with nine dedicated car parking spaces immediately next to the property.

## ACCOMMODATION

(All net areas are approximate)

Ground Floor	1,186 sq ft	110.2 sq m
First Floor	1,177 sq ft	109.3 sq m
<b>Total</b>	<b>2,363 sq ft</b>	<b>219.5 sq m</b>



## TENURE

The Freehold of the property is available for purchase, or alternatively a new lease is available directly from the landlord for a term by arrangement.

## RENT

We are quoting **£20,500 per annum exclusive**.

## SALE

Price on Application.

## VAT

If applicable VAT will be payable at the prevailing rate.

## USE

The property currently benefits from an 'E' use class, which includes retail and professional services, although other uses will be considered subject to planning.

## RATING

The 2023 rating assessment is: -

Offices & Premises R.V. £17,750

## ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Mark Holmes - Crosthwaite Commercial**

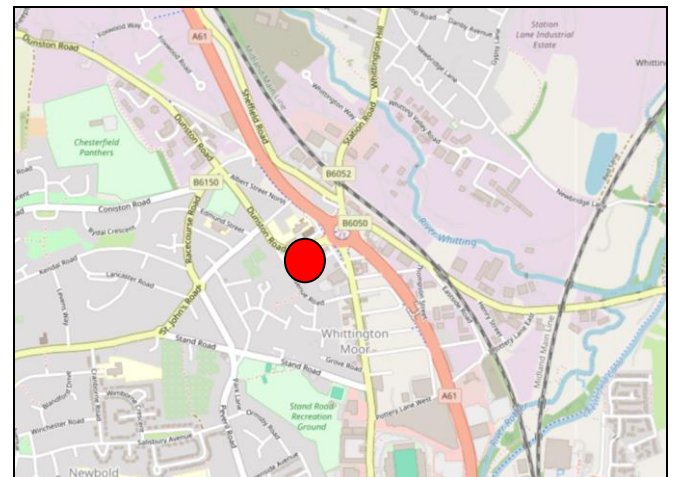
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**SUBJECT TO CONTRACT AND AVAILABILITY December 2024**