

Property Consultants



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

For Sale

Unit 11 Bridge Business Centre, Beresford Way,
Chesterfield S41 9FG



- Fully Let Office Investment – For Sale
- 1,899 sq ft (176.6 sq m) Two Storey Office
- Let to an Established Covenant - Total Rent of £20,500 PA
- Offers Invited in the Region of £275,000
- Ideal For Investors/SIPP
- **Unit 12a – Freehold Also Available**

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LOCATION

Bridge Business Centre is in a semi-rural location at the junction of Dunston Road with Sheepbridge Lane around 3 miles north of Chesterfield town centre, close to Dunston Technology Park and the Sheepbridge and Foxwood business areas.

The A61 Chesterfield Inner Relief Road and Dronfield Bypass to Sheffield are around half a mile to the east offering easy road links to all parts of Chesterfield, Sheffield and the national road network.

Nearby occupiers include NFU Mutual, Bolsterstone Group and CMP Legal.

DESCRIPTION

The property comprise a hybrid business unit located on Bridge Business Centre.

The premises consist of office accommodation over the ground and first floor with a kitchen on the ground floor and WC on each level. The offices have been fitted out a good specification and benefit from air conditioning, LED lighting and suspended ceilings.

There are several car parking spaces demised to each unit.

ACCOMMODATION (Approx internal areas)

Ground Floor	936 sq ft	86.9 sq m
First Floor	965 sq ft	89.7 sq m
Total	1,899 sq ft	176.6 sq m



TENANCIES

The property is let on a Full Repairing and Insuring lease to National Farmers Union Mutual Insurance Society Limited on a 5 year lease expiring 24/12/2028. There is a break clause and rent review scheduled in 24/12/2026.

PRICE

We are quoting **£275,000** for the Freehold Interest.

TENURE

The property is held under a Freehold title.

COVENANT STRENGTH

National Farmers Union Mutual Insurance Society Limited has been established since 1910. Accounts show total current assets of £1.78B and a net worth of £7.38B.

ENERGY PERFORMANCE CERTIFICATE

The premises has a rating of 72 – C. A full EPC will be provided on request.

RATING

According to the Rating List on the Internet, the property is currently assessed as follows: -

Office and Premises Rateable Value £17,500

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, parties will be required to provide ID.

LEGAL COSTS

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

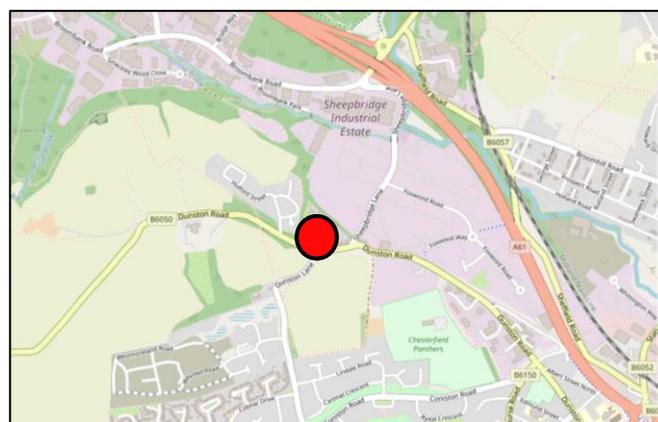
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY March 2026