

Property Consultants



Crosthwaite
COMMERCIAL

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

For Sale

Unit 12a Bridge Business Centre, Beresford Way,
Chesterfield S41 9FG



- Fully Let Investment – For Sale
- 1,836 sq ft (170.6 sq m) Two Storey Hybrid Unit
- Let to an Established Covenant - Total Rent of £18,026 PA
- Offers Invited in the Region of £240,000
- Ideal For Investors/SIPP
- **Unit 11 – 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 laboratory space on the ground floor with first floor office space. There are WC's on each level. The unit have been fitted out a good specification and benefit from air conditioning, LED lighting and suspended ceilings.

There are seven car parking spaces demised to the unit.

ACCOMMODATION (Approx internal areas)

Ground Floor	889 sq ft	82.6 sq m
First Floor	947 sq ft	88.0 sq m
Total	1,836 sq ft	170.6 sq m



TENANCIES

The property is let on a Full Repairing and Insuring lease to Dyson Technical Ceramics Limited on a 5 year lease expiring 20/03/2027 at a passing rent of £18,026 per annum.

PRICE

We are quoting **£240,000** for the Freehold Interest.

TENURE

The property is held under a Freehold title.

COVENANT STRENGTH

Dyson Technical Ceramics Limited has been established since 2013. 2024 accounts show total current assets of £8.54m and a net worth of £8.03m.

ENERGY PERFORMANCE CERTIFICATE

The premises has a rating of 63 – 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 £15,000

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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SUBJECT TO CONTRACT AND AVAILABILITY March 2026