

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## TWO STOREY OFFICE PREMISES

Unit 17 Bridge Business Centre, Beresford Way, Chesterfield - S41 9FG

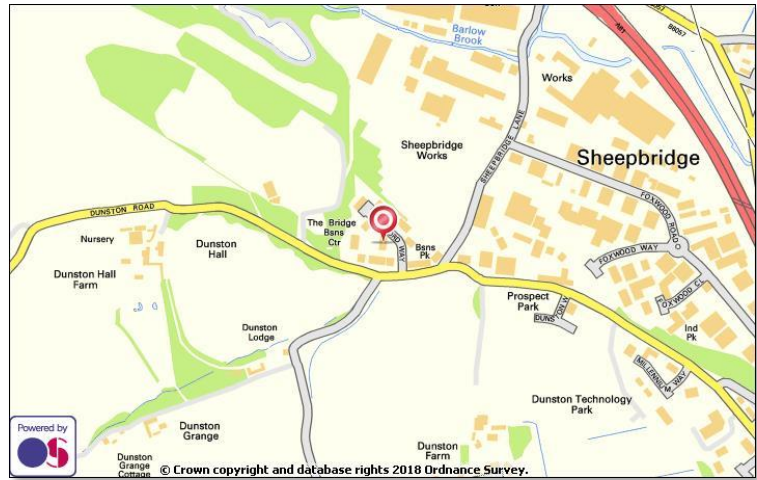
- Two storey office accommodation
- Approximate area of 1,558 sq ft (144.74 Sq m)
- 6 car parking spaces
- Easy access from A61 Dronfield By-Pass
- Reduced energy costs from solar installation and heat pump plus additional income from feed in tariff

**FOR SALE**

**LOCATION**

The property is located within Bridge Business Centre, Beresford Way, off Dunston Lane, approximately 3.3 miles north of Chesterfield Town centre. Dunston Lane gives access to Sheepbridge Lane, which then gives access to A61 Dronfield By-Pass.

Bridge Business Centre is home to approximately 40 business units with local and national tenants such as Homecare, Peak Sensor and NFU Mutual.



**DESCRIPTION**

The premises provide high quality office accommodation over two floors, with a partitioned kitchen on the ground floor and WC's on both levels.

The property benefits from a danfoss air source heat pump, air conditioning and solar installation which generates an income from the feed in tariff of approximately £750 per annum which is not taxable.

**ACCOMMODATION**

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	71.19	766
First Floor	73.55	792
<b>Total Area</b>	<b>144.74</b>	<b>1,558</b>

**BUSINESS RATES**

The premises have a rateable value of £11,750. The amount payable is calculated using the appropriate UBR and applying any reliefs. For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**PRICE**

The property is available at a price of £215,000 + VAT

**VAT & COSTS**

VAT is applicable to the purchase price at the prevailing rate.

Each party are to be responsible for their own costs.

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser or tenant.

**Energy Performance Certificate** HM Government  
**Non-Domestic Building**

17 The Bridge Business Centre  
 Beresford Way  
 CHESTERFIELD  
 S41 9FG

**Certificate Reference Number:**  
 9427-3027-0014-0300-2195

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

54

This is how energy efficient the building is.

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the sole agents – Mark Jenkinson and son.

**Mark Jenkinson Surveyor**

Surveyor acting: Philip Dorman MRICS  
 Tel: 0114 276 0151  
 Email: [philip@markjenkinson.co.uk](mailto:philip@markjenkinson.co.uk)

**Disclaimer – Feb 2020**

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

**SHEFFIELD 0114 276 0151**  
 8 Norfolk Row, Sheffield S1 2PA

**CHESTERFIELD 01246 267 565**  
 Dunston Innovation Centre, Chesterfield S41 8NG

[www.markjenkinson.co.uk](http://www.markjenkinson.co.uk)





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