

Coke Gearing

consulting

Chartered Surveyors

Unit 2, The Oakleys, High
Wych Road, High Wych,
Sawbridgeworth, Herts
CM21 0DU

Office 730 sq ft 68 sq m

- First floor open plan office
- On-site parking
- Good road links to the M11
- Good rail links via Sawbridgeworth and Harlow



To Let

LOCATION

Unit 2, The Oakleys is located on High Wych Road in the village of High Wych which lies on the outskirts of Sawbridgeworth in East Hertfordshire. The property benefits from a pleasant semi-rural setting while remaining conveniently close to local amenities.

Sawbridgeworth town centre is approximately one mile away and provides a range of shops and cafes and a mainline station offering regular services to London Liverpool Street and Cambridge. The larger centres of Bishop's Stortford and Harlow are also within easy reach.

The property has good road connectivity via the A1184, which links to the M11 providing access to London, Stansted Airport and the wider motorway network.



DESCRIPTION

A modern, first floor open plan office with three double glazed UPVC windows to the front and a full height window to the side.

The office benefits from air-conditioning, multiple power points, carpeting and LED lighting. There are WC facilities and a kitchenette area which includes an integrated fridge.

Externally, the property benefits from two allocated parking spaces.

Please note there is a service and maintenance fee for the unit of £1,860 + VAT per annum.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Office	730	68
Total	730	68



TENURE

Leasehold – please note the minimum term is 3 years.

RENT

£11,500 + VAT per annum

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

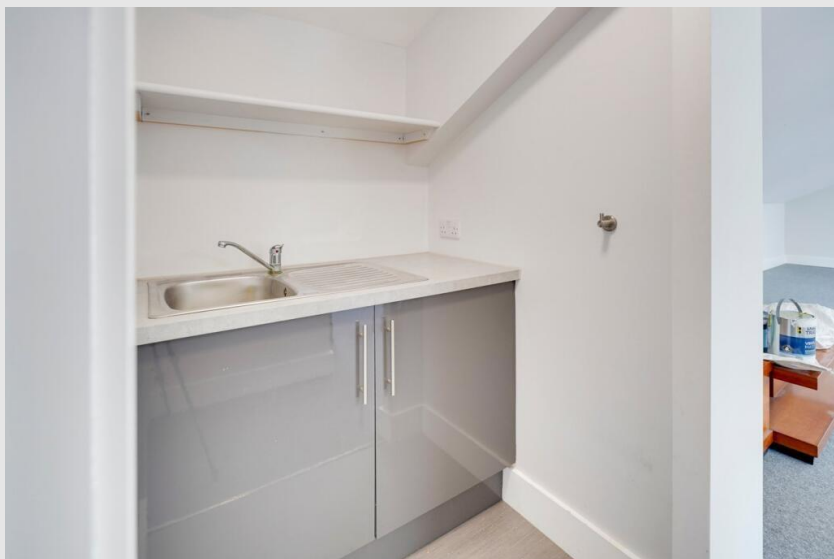
The current rateable value for the property is £11,500. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

B – 40
Expires 19th February 2029

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.



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Details prepared on 30/04/26