



Station Road, Sawbridgeworth, Herts  
£8340 pa

Loughton: 020 8502 8911



Key features

Office plus meeting room  
Situated in converted character building  
Car parking available  
Flexible terms

### **Full description**

**\*\* OFFICE TO LET - PLUS MEETING ROOM \*\*** - Located within the conservation area of The Old Maltings, in Sawbridgeworth, Hertfordshire. The Maltings is adjacent to the river Stort and Sawbridgeworth Overground Railway Station, which provides a regular service to London Liverpool Street. Situated within a listed former malting factory of some character. The property has been converted into a business centre which is home to a variety of tenants and includes its own cafe. The property benefits from 24 hour access and car parking. The available space comprises a self-contained 2nd floor office of approximately 420 sq ft ( 39 sq m). Please call CLARKE HILLYER on 020 8501 9220 for further information.

### **Location**

Located within the conservation area of The Old Maltings, in Sawbridgeworth, Hertfordshire. Sawbridgeworth town has a variety of banks, shops, supermarkets and eateries. The Maltings is adjacent to the river Stort and Sawbridgeworth Overground Railway Station, which provides a regular service to London Liverpool Street. The M11 Motorway can be accessed at Harlow or Bishops Stortford and this in turn leads to the M25.

### **Description**

Situated within a listed former malting factory of some character. The property has been converted into a business centre which is home to a variety of tenants and includes its own cafe. The property benefits from 24 hour access and car parking. The available space comprises a self-contained office of approximately 420 sq ft (39 sq m) with natural light. The office has a separate meeting/conference room . The premises also have air-conditioning (untested). Shared kitchen and toilet facilities are included.

### **Terms**

Available on a new licence agreement at a licence fee of £8,340 per annum.  
Electric/Water/Insurance/Service Charges are additional. The agreement would be outside of the Landlord and Tenant Act 1954.

### **Business Rates**

Ingoing tenants may benefit from Small Business Relief. Please contact us for further information.

### **Viewings**

Strictly via sole agents Clarke Hillyer on 020 8501 9220.

### **EPC**

The building is listed and therefore does not require an Energy Performance Certificate.



## **Loughton**

Unit 2Buckingham CourtRectory Lane Loughton IG10 2QZ

Tel: 020 8502 8911