



Unit T

The Maltings, Station Road, Sawbridgeworth, CM21 9JX

Modern office, suitable for a variety of uses

775 sq ft
(72 sq m)

- Located next to Sawbridgeworth Station
- 4 car parking spaces
- Excludes, building insurance, electricity, water, internet (100 mb upload and download speed available)
- Sawbridgeworth to London Liverpool Street 40 mins

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Summary

Available Size	775 sq ft
Rent	£1,000 per month
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property forms part of a larger former Maltings. This is a Grade II listed property with an attractive brick built exterior. The office is located on the first floor to the rear of the Maltings and can be accessed via it's own entrance door and staircase, which is decorated to a high standard. The office benefits from good level of natural light throughout, with a modern brick interior and grey carpet. The office is well lit with LED suspended ceiling lights, wall heaters are fitted to the perimeter of the office. There is a modern fitted kitchen and a WC situated within in the unit. A further WC and communal kitchen are also available for use by the occupier if required. Additional office space is also available of 360 sq ft if required at an additional rent of £450 pcm.

Location

Sawbridgeworth is situated approximately equidistant between Harlow and Bishops Stortford, within East Herts. The town benefits from a mainline station serving London Liverpool Street and numerous bus routes serving outlying districts. Road links are good with Junction 7A of the M11 being c.5 miles to the South and Junction 8 of the M11 serving Stansted International Airport c.5.5 miles to the North. The A414 serves Chelmsford to the East and Hatfield and the A1 to the West. Sawbridgeworth benefits from many local independent retailers, high quality cafes and restaurant's. Excellent parking is available at the Maltings along with good local parking for local amenities in the high street.

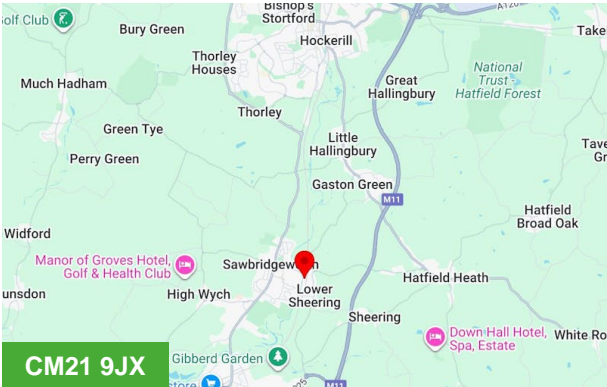
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office	871	80.92
Total	871	80.92

Terms

The unit is available to let on a 1 to 3 year licence option, a minimum of 1 month rent deposit is required.



Viewing & Further Information



Elizabeth Finch
01279 620 222 | 07375 405 086
ef@dww.co.uk

IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 06/08/2025