



Unit L2B

The Maltings, Station Road, Sawbridgeworth, CM21 9JX

**First floor office, suitable for
a variety of uses**

871 sq ft
(80.92 sq m)

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

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Summary

Available Size	871 sq ft
Rent	£700 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 accessed via its own entrance door and timber staircase. The office is divided with demountable partitions which can be removed or reconfigured if required. The office is beamed with a traditional oak framed timber, wall infilled with plaster board and carpeted with grey tiles throughout. Natural light is provided by a glazed window to the front of the property, there are two Velux style windows which can be accessed by removing the current ceiling tiles to create more natural light if required. Additional lighting is currently provided by ceiling strip lighting. The office has an internet connection of 100 mp upload and download speed with electricity power points throughout the property. There is a WC within the unit.

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.

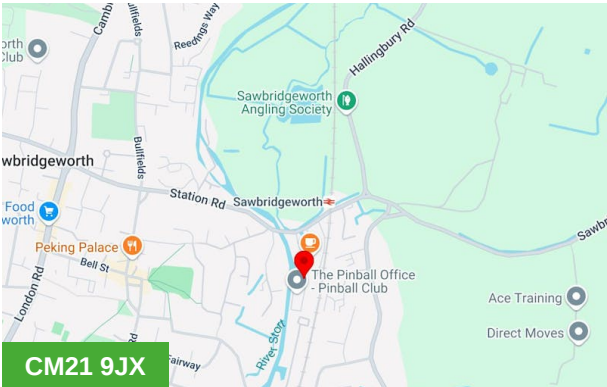
Accommodation

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



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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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(iv) All prices quoted in these particulars may be subject to VAT in addition; and
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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's 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 07/08/2025