



Station Road, Sawbridgeworth, CM21 9JX

Leisure, Office To Let | £600 per month | 418 sq ft

Second floor studio/office space, suitable for a variety of uses, overlooking the canal, within a 5 minute walk to Sawbridgeworth Station.

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Summary

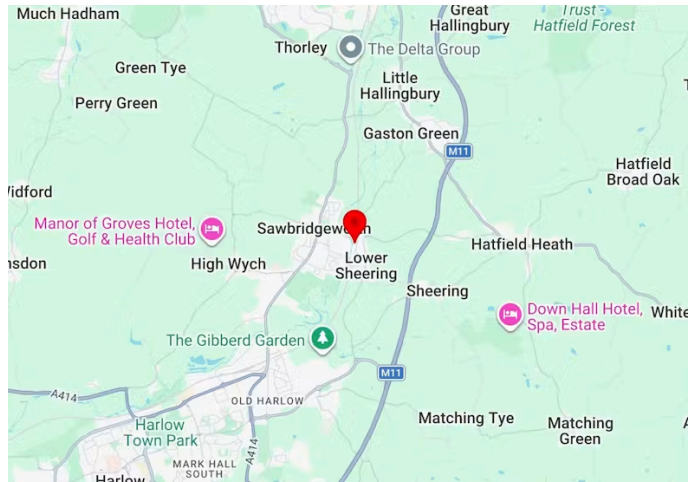
- Rent: £600 per month
- Business rates: Ask agent
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Located next to Sawbridgeworth Station
- 2 car parking space
- Sawbridgeworth to London Liverpool Street 40 mins
- Part air conditioned
- Good levels of natural daylight and attractive view

Description

The property forms part of a larger former Maltings. This is a Grade II listed property with an attractive brick built exterior. The second floor studio/office can be accessed via a shared entrance door and staircase. The suite is decorated to a high standard throughout and is part air conditioned.

The space benefits from good level of natural light, with a character interior, beams and grey carpet. The space has a separate office/treatment room. There is WC and a tea making station available.

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

Name	sq ft	sq m
2nd - Office/studio space	418	38.83
Total	418	38.83

Terms

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

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