



Unit 10

Crumps Farm, West Road, Sawbridgeworth, CM21 0LJ

**Workshop / storage space,
in a semi rural location,
suitable for a variety of uses
(no motor trade)**

764 sq ft
(70.98 sq m)

- Well managed estate in semi rural location
- On site car parking
- Flexible terms available
- WC's on site

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Summary

Available Size	764 sq ft
Rent	£950 per month
Business Rates	On further request
VAT	Not applicable
Legal Fees	The Tenant is to be responsible for the Landlords reasonable legal costs capped at £ 700 + VAT with £450 + VAT payable upon the agreement of terms.
EPC Rating	Upon enquiry

Description

Unit 10 forms part of Crumps Farm which is a well-managed Estate made up of former agricultural buildings which were extensively refurbished to provide business space. The unit provides clear span storage production space, a concrete floor and barn style doors.

Location

Crumps Farm is located in a semi-rural, but nonetheless, accessible location on the edge of Sawbridgeworth just off of West Road.

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 7 of the M11 being c.5.5 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.

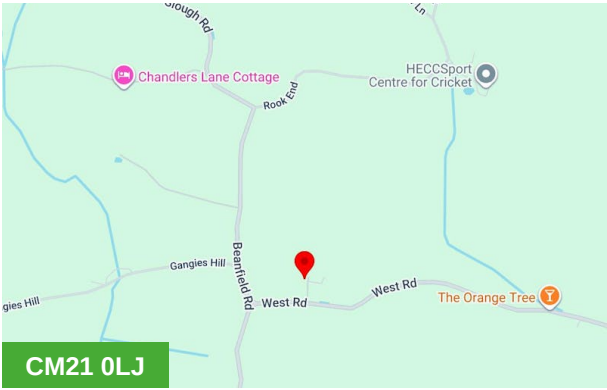
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor business unit / storage	764	70.98
Total	764	70.98

Terms

The property is available to let on a new internal repairing and insuring lease for a term of years to be agreed.



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:
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(vi) All quoting rents, prices and terms are expressed subject to contract;
(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 22/10/2025