



Units 4 & 5

Crumps Farm, West Road, Sawbridgeworth, CM21 0LJ

Business space suitable for a range of small business, set in a semi rural location, flexible short term leases available.

795 sq ft
(73.86 sq m)

- Well managed estate in rural location
- On site car parking
- Flexible terms available
- Suitable for a range of small businesses

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Summary

Available Size	795 sq ft
Rent	£10,800 per annum
Business Rates	No business rates are currently payable, should the property become rateable the tenant would be responsible for the payment of business rates.
VAT	Not applicable
Legal Fees	Each party to bear their own costs. 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

Units 4 & 5 are located on Crumps Farm which is a well-managed Estate made up of former agricultural buildings which were extensively refurbished to provide business space.

The units would be suitable for a variety of small businesses including beauty, retail, storage and office use.

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. Roadlinks 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.

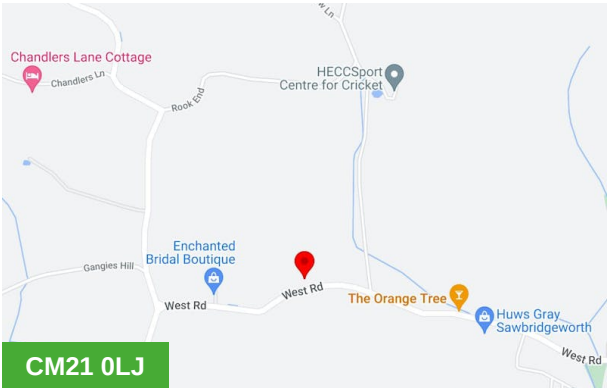
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - floor	795	73.86	Available
Total	795	73.86	

Terms

The property is available to let on a new fully 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:
(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;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(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 24/11/2025