Derrick Wade Waters



The Maltings, Station Road, Sawbridgeworth, CM21 9JX

Leisure, Office, Retail To Let | £2,000 per month | 2,712 sq ft

Ground floor unit with first floor office, located in a busy retail development, suitable for a variety of uses.

www.dww.co.uk

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Summary

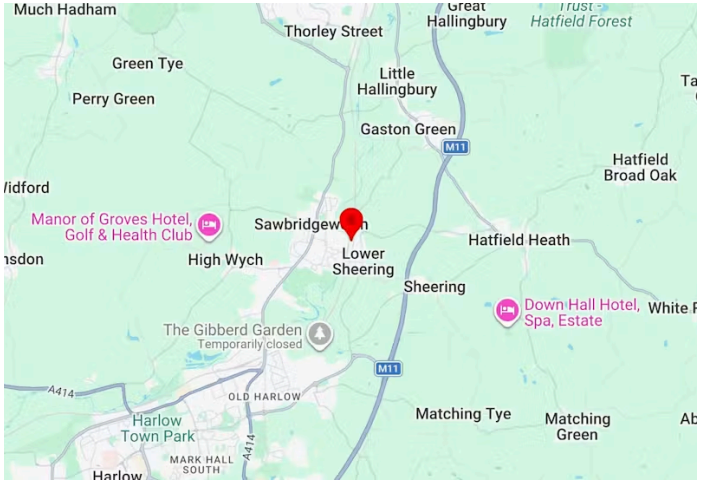
- Rent: £2,000 per month
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

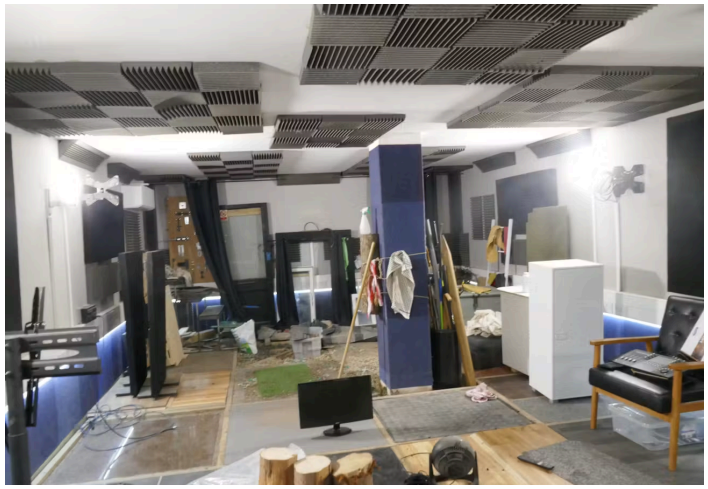
Further information

- View details on our website

Contact & Viewings

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





Key Points

- Located next to Sawbridgeworth Station
- Excludes, building insurance, electricity, water, internet (100 mb upload and download speed available)
- Sawbridgeworth to London Liverpool Street 40 mins
- Phase 3 power
- Suitable for a wide range of uses
- Good levels of parking available
- Vacant possession

Description

The property forms part of a larger former Maltings. This is a Grade II listed property with an attractive brick built exterior. The unit is located on the ground floor and has the benefit of an additional first floor office or storage area.

Opposite there is a well established cafe, which generates a good level of footfall. The existing space is currently subdivided into smaller suites, the partition walls can be removed to create a more open layout to suit a variety of uses. There is a kitchen with modern fitted units, male and female WC's and a shower and a internal alarm system.

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
Ground - unit	1,851	171.96
1st - Office	861	79.99
Total	**2,712**	**251.95**

Terms

The unit is available by way of a new fully repairing and insuring lease.

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at Home






EA12 WNP





