



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

**£13,500 PER
ANNUM**

- Car parking available
- Ground floor office
- Flexible terms

CONTACT: 020 8501 9220
commercial@clarkehillyer.co.uk
www.clarkehillyer.co.uk

THE MALTINGS, STATION ROAD, SAWBRIDGEWORTH, HERTS, CM21



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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Location

Located within the conservation area of The Old Maltings, in Sawbridgeworth, Hertfordshire. Sawbridgeworth town has a variety of banks, shops, supermarkets and eateries. The Maltings is adjacent to the river Stort and Sawbridgeworth Overground Railway Station, which provides a regular service to London Liverpool Street. The M11 Motorway can be accessed at Harlow or Bishops Stortford and this in turn leads to the M25.

Description

Situated within a listed former malting factory of some character. The property has been converted into a business centre which is home to a variety of tenants and includes its own cafe. The property benefits from 24 hour access and car parking. The available space comprises a self-contained 1st floor office of approximately 1,033 sq ft (96 sq m) with natural light. The office benefits from shared kitchen and toilet facilities.

Terms

Available on a new licence agreement at a licence fee of £13,500 per annum. The agreement would be outside of the Landlord and Tenant Act 1954. Tenants are responsible for their own electricity.

Business Rates

Ingoing tenants may benefit from Small Business Relief. Please contact us for further information.

Viewings

Strictly via sole agents Clarke Hillyer on 020 8501 9220.

EPC

The building is listed and therefore does not require an Energy Performance Certificate.

