



Office/Industrial Unit | **TO LET** 3,243 sq ft | 301.27 sq m (approx.)

Unit M & M1, The Maltings, Station Road, Sawbridgeworth, Hertfordshire CM21 9JX

- CG** Grade II Listed property situated in the very popular Maltings development.
- CG** Flexible space suitable for workshop, office and storage.
- CG** Excellent location, next to train station

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Location

The premises is located on the river side of The Maltings in Sawbridgeworth, which is located next to the mainline train station and a short walk to the town centre. This attractive village of Sawbridgeworth is in the heart of the M11 corridor and well suited for both Harlow and Bishop's Stortford, both about five miles, with easy access to the M11, which connects to the M25. Stansted Airport is six miles away and there is a mainline station about one mile away.

Description

The property is well situated within the popular Maltings development, a collection of historic buildings offering a mix of retail, office and industrial accommodation. The development has become a well-established hub for antique shops and associated businesses.

Access to the Grade II listed property is via a pedestrian entrance leading into a reception/waiting area, with a rear office located behind. From here, there is access to the warehouse/workshop space, which can also be reached via a roller shutter door at the front of the property. The ground floor benefits from a disabled WC and a rear fire exit.

Stairs lead to the first floor, which provides a large open-plan area suitable for use as a studio or office, along with a kitchenette and two further WCs. The second floor comprises an open-plan office space offering views over the river. The property has been newly refurbished, being redecorated throughout with new lighting, electrics and fire alarm system. The property also benefits from two allocated car parking spaces located directly outside the front.

Accommodation

Approximate net internal area:

Ground	138 sq m	1,485 sq ft
First	121.58 sq m	1,309 sq ft
Second	41.69 sq m	449 sq ft
Total	301.27 sq m	3,243 sq ft

Rent £35,000 per annum



Business Rates

The property is listed in the 2026 rating List as £36,000.

Interested parties should make their own enquires with Epping Forest District Council to confirm the rates payable.

Building insurance

Amount TBC

Services

We understand that electricity, water and drainage are connected to the property; however, these services have not been tested by the agents.

Interested parties should make their own enquiries.

Legal Costs

Each party to pay their own legal costs

Terms

The property is offered by way of a new, fully repairing and insuring lease for a length and terms to be agreed.

Viewings

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VAT

The property has not been elected for VAT, therefore VAT is not payable on the rent.

EPC

TBC

