

Coke Gearing

consulting

Chartered Surveyors

36 Bell Street,
Sawbridgeworth, Herts
CM21 9AN

First floor Office

- Town Centre Location
- Very close to local amenities
- Kitchenette and WC
- Alarm System
- Parking close by



WWW.COKEGEARING.CO.UK

LOCATION

Sawbridgeworth is a town and civil parish in Hertfordshire accessed via the A1184. The town is located 4 miles south of Bishop's Stortford, 12 miles east of Hertford and 5 miles north of Harlow. There is a direct train from Sawbridgeworth train station to London Liverpool Street taking approximately 42 minutes.

36 Bell Street is located within the town centre and has direct rear access to the town's main car park, Bell Street Car Park.



DESCRIPTION

The property is accessed via a pedestrian door to the side of the building with stairs leading up to the office space. The unit features a kitchenette, two WCs and is fitted with an alarm system. The office is across one floor with separate small office/meeting rooms.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Main Warehouse	23,818	2,312.98
Ground Floor Offices	369	33.375
Total	24,177	2,248.16

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently



TENURE

Leasehold

RENT

£14,500 per annum exclusive

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

C - 68

Expires 15th September 2031

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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Details prepared on 19/05/2026