

Coke Gearing

consulting

Chartered Surveyors

Suite 1, Plymouth House, The Square, Sawbridgeworth, Hertfordshire CM21 9AE



Self- contained office building

- Great Location next to all local amenities
- Four car parking spaces and close to public car park
- Available via a new FRI lease or for sale
- Security access system
- 1,534 sq ft

WWW.COKEGEARING.CO.UK

For Sale/To Let

LOCATION

The property is located in the popular town of Sawbridgeworth. The town benefits from a mix of residential and commercial occupiers with a strong and vibrant community. The property is located just off The Square which represents part of the old town.

Sawbridgeworth benefits from a mainline train station that provides easy access to Central London (London Liverpool Street), Stansted Airport and Cambridge. By road the busy town of Harlow is only 8-minutes' drive away and the market town of Bishop's Stortford is less than a 15-minute drive.



DESCRIPTION

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Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground Floor	953	88.53
First - Floor	581	53.91
Total	1,534	142.44

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



TENURE

The property is available by way of a fully repairing and insuring lease on terms to be agreed, or for freehold purchase

PRICE

Rent - £30,000 per annum, purchase price on application

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 - 61

Expires 23rd April 2028

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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[Bishop's Stortford](#) | 01279 758758

[Chelmsford](#) | 01245 676938

[Colchester](#) | 01206 932460



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Details prepared on 15/05/26