







# Office Building | **TO LET/ FOR SALE** 1,534 sq ft | 142.44 sq m (approx.)

Suite 1, Plymouth House, The Square, Sawbridgeworth, Herts 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

**Coke Gearing**

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## 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

The property has E user class and is currently operating as an office. The property is split over two floors, with a large open plan office on the ground, which benefits from a further two private offices that could also be used as meeting rooms and a kitchen. There are two WCs on this floor also. Stairs lead to the first floor, where there is an open plan office and a single person office. The property benefits from plenty of natural light, comfort cooling and electric heating, and in addition it also has several parking spaces outside.

## Accommodation

Measurements are approximate only and measured on a Net Internal Area basis:

|              |           |            |
|--------------|-----------|------------|
| Ground floor | 953 sq ft | 88.53 sq m |
| First-floor  | 581 sq m  | 53.91 sq m |

**Total**                      **1,534 sq ft 142.44 sq m**

**Rent** - £30,000 per annum.

**Sale price on application**



## Business Rates

TBC.

## Services

We understand that mains 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 will be responsible for their own legal costs incurred in the transaction.

## Terms

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

## VAT

This property is elected for VAT. Therefore, VAT is due on the rent and sale price.

## EPC

C - 61

## Viewings

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