Riverside House, The Maltings, Station Road, Sawbridgeworth, Herts CM21 9JX

OFFICE FOR SALE / TO LET

Office over 3 floors CAN BE SPLIT 5,208 sq ft (483.84 sq m)



Excellent condition Can be split on a floor by floor rental basis Popular Estate

Good parking on site to the front and rear



www.cokegearing.co.uk

Riverside House, The Maltings, Station Road, Sawbridgeworth OFFICE FOR SALE/TO LET

Location

The Maltings are situated adjacent to Sawbridgeworth station in the heart of the M11 corridor. The property is within easy access of the major commercial centres of both Harlow and Bishop's Stortford, together with junctions 7 and 8 of the M11. Stansted Airport is six miles away and the mainline station is within close walking distance of the subject property.

Description

The Maltings comprises a large group of historic commercial buildings which offer a mixture of retail, office and industrial space for a variety of businesses. The property is arranged over three floors with good natural light and ample storage. The property has undergone considerable modernisation and improvement to form high quality, air-conditioned, self-contained offices on each floor. There is a tarmac forecourt to the front and rear of the building for parking of 17 vehicles in total.

We assess the Gross Internal Area as follows:

Ground Floor:	1,915 sq ft / 177.91 sq m
First Floor:	1,862 sq ft / 172.98 sq m
Second Floor:	1,431 sq ft / 132.94 sq m

Total: 5,208 sq ft / 483.84 sq m

Terms

The property is available with vacant possession on a sale basis or on a new lease on the whole or on a floor by floor basis, for a term to be agreed.

EPC

C – 66

Prices

For sale:

To Let:

For the whole premises on a leasehold basis:

£725,000

£60,000 per annum exclusive



Rent Continued:

On a floor by floor basis all-inclusive rent except for business rates and office cleaning:

Ground Floor - £36,500 per annum exclusive

First Floor - £35,400 per annum exclusive

Second Floor - £27,200 per annum exclusive

Business Rates

The current rateable value of the whole premises is: £36,000.

The current standard multiplier is 0.479p.

Prospective tenants can make their own enquiries of Epping Forest Council or the Valuation Office Agency to verify the current rates payable.

VAT

All figures quoted are subject to VAT at the prevailing rate, if applicable.

Viewings

For further information please contact:

Louise Campbell or George Warburton: Office: 01279 758758 Mobile: 07957 483057 Email: <u>louise@cokegearing.co.uk</u> <u>george@cokegearing.co.uk</u>

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting arong guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting tails of themselves as to their accuracy of any description, dimensions, references to condition, a prospective purchasers or tenants of lact or representation and must asticly themselves as to their accuracy. 3) Bents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting time hore labelie in englence or otherwise for any loss arising from the use of these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting time hore labelies on their states demensions, references to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. March 2018