

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

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://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:** £725,000

## To Let:

For the whole premises on a leasehold basis:

**£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:**

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