

26 BELL STREET



Sawbridgeworth
Hertfordshire
CM21 9AN



TO LET.

**SECOND FLOOR ALL-INCLUSIVE OFFICE SUITE ON FLEXIBLE
TERMS**

130 SQ FT (12.16 SQ M)



For further information please contact: Halli Rutter

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Location

The property is located in Sawbridgeworth, 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.

26 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 a Grade II Listed building offering office accommodation over three floors. The landlord's, Lawrence & Co Accountants, have occupied and owned the building for a number of years. There are shared WCs and kitchen area located on the first floor.

Accommodation

The approximate net useable areas are as follows:

Second Floor

Office suite	130 sq ft	12.16 sq m
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Features

- Grade II Listed
- Town centre location
- Direct access to town centre car park
- Shared kitchen and WC facilities
- All-inclusive rates, including utilities and internet
- Central heating
- Flexible terms available

Tenure

Our clients are able to offer one month rolling contracts, subject to agreement.

Rental

£450 per month.

The rent is all-inclusive to include electricity, heating, water, business rates and IT usage.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

The landlord has confirmed no VAT is applicable.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

