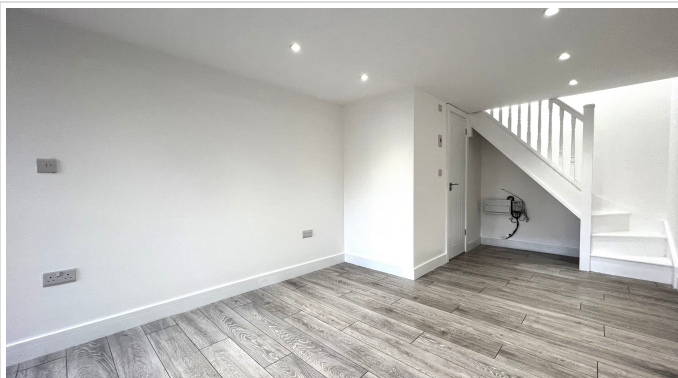


Office In Station Road , Sawbridgeworth, CM21 9AZ

£1,200 Monthly





## SHORT DESCRIPTION

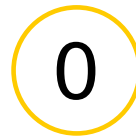
Property Ref: 15162 Prime Mixed-Use Commercial Unit – Station Road, Sawbridgeworth Size: Approx. 36 sq.m or 387 sq.ft (over two levels) Available 28-07-2025, Flexible Use , Excellent Location A fantastic opportunity to rent a well-presented mixed-use commercial unit situated off Station Road, Sawbridgeworth. Measuring approximately 36 sq.m across two levels, this versatile space is ideal for a variety of business uses including office, studio, consultancy, or other light commercial purposes. Property Features: Ground and first-floor layout offering flexible working areas Private entrance directly from Station Road Natural light throughout Kitchenette and WC facilities Shared communal parking for one vehicle on a first come, first served basis Suitable for small businesses, start-ups, or satellite offices Location: Situated just a short walk from Sawbridgeworth mainline station, with easy access to both Bishop's Stortford and Harlow. Nearby amenities include cafés, shops, and local services, offering excellent convenience for staff and visitors alike. Key Details: Approx. 36 sq.m (387 sq.ft) over two levels Terms: Flexible lease terms available Rent: £1200.00pcm Property Type: Mixed Use Full Renting price: £1200.00 Pricing Options: No Status Measurement: 387 sq.ft Parking: Communal Heating Type: Electric Heating -----



**Bed Room(s)**



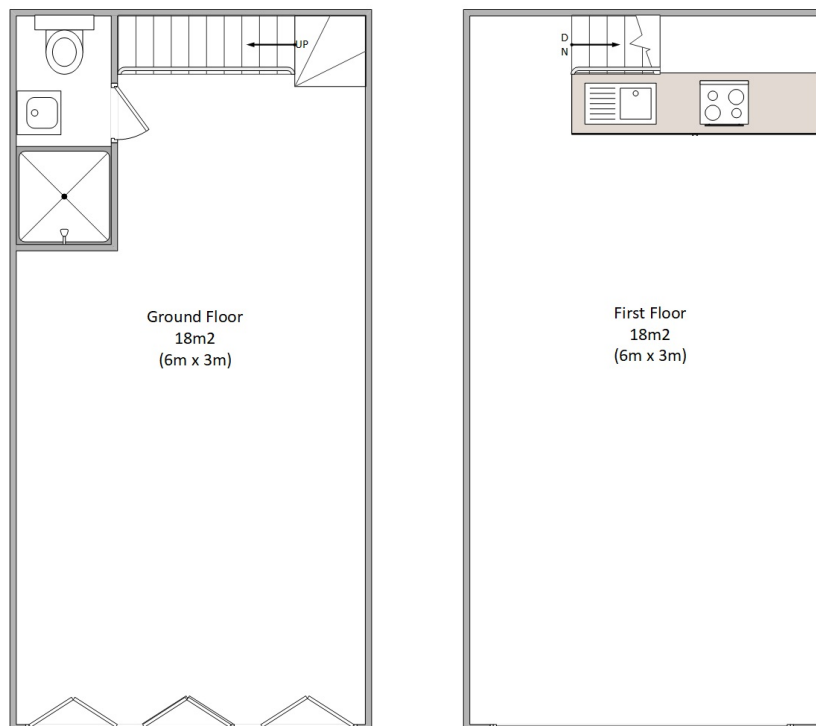
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

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