



ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS

The Maltings, Station Road, Newport, Saffron Walden,
CB11 3RN

Business Units To Let



- Strategic Location, Close to the M11 and Adjacent to Newport Mainline Station
- Attractive Refurbished Units Occupying a Former Maltings
- Allocated Car Parking Spaces
- Units ranging from 211 sq ft (19.60 sq m) to 885 sq ft (82.22 sq m)
- Suitable for a Variety of General Business Uses



Location

The property is strategically located between Bishops Stortford and Cambridge, close to the historic market town of Saffron Walden. Newport Railway Station provides regular services to Cambridge and London Liverpool Street, with journey times of approximately 25 and 60 minutes respectively. For those traveling by road, the M11 is easily accessible at Stump Cross, Junction 9, approximately 12 miles to the north. Stansted Airport is also easily accessible off junction 8 (Bishops Stortford), some 10 miles to the south.

The property is located adjacent to Newport Mainline Station at the end of Station Road, a short walk from the High Street.

Description

The property comprises a series of characterful business units which formally formed part of the Maltings. The units are currently being comprehensively refurbished to provide modern LED lighting, upgraded air conditioning units, and redecoration which present extremely well with excellent natural light.

There are associated parking spaces with each unit.

VAT

The property is elected for VAT.

Accommodation

We have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the internal areas as follows:

Accommodation	Sq ft	Sq M
Unit 2	496	46.08
Unit 3	462	43.92
Unit 6	494	45.89
Unit 8	540	50.17
Unit 10	384	35.68
Unit 11	885	82.22
Unit 12	211	19.61

Business Rates

The units have been individually assessed and further information is available on the Valuation Office website.

Terms

The units are available by way of a new lease for a term of years to be agreed with rents from **£350 pcm exclusive**.

Legal Costs

Both parties to be responsible for their own legal costs incurred in respect of a letting.

Viewing and Further Information

Viewing strictly by appointment with the sole agents:

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