



**SCOTT  
MADDISON**



## 13 Market Place

Braintree CM7 3HG

£1,500 PCM



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## MAIN RETAIL AREA

25'3" x 15'7" (7.70m x 4.75m)

Front entrance door into main retail area, glazed window to the front elevation with a display area measuring 14'5" (4.39m) in width. Suspended ceiling with LED light panels, further window to the side elevation. Opening to

Energy Rating 78 D.

## CENTRAL RETAIL AREA

13'6" max x 9'9" (4.11m max x 2.97m)

Suspended ceiling with two recessed LED light fittings, glazed window to the side elevation, and door opens to the staff room. Glass divider with glass door opens to:

## REAR RETAIL AREA / OFFICE SPACE

12'1" x 11'5" (3.68m x 3.48m)

Suspended ceiling with two recessed LED light panels, glazed window to the rear elevation and recess to one side.

## STAFF ROOM

10'7" max x 12'8" (3.23m max x 3.86m)

Suspended ceiling with fluorescent light fitting, stainless steel sink unit with cupboard beneath and an Ariston hot water heater. Opening to lobby 4'4" x 3'9" (1.32m x 1.14m).

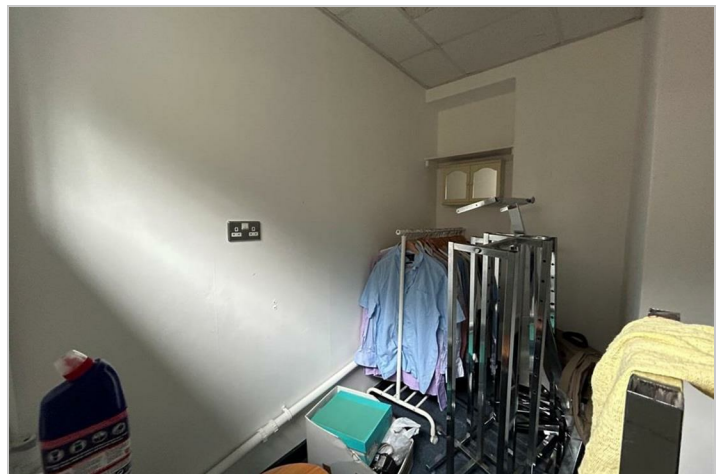
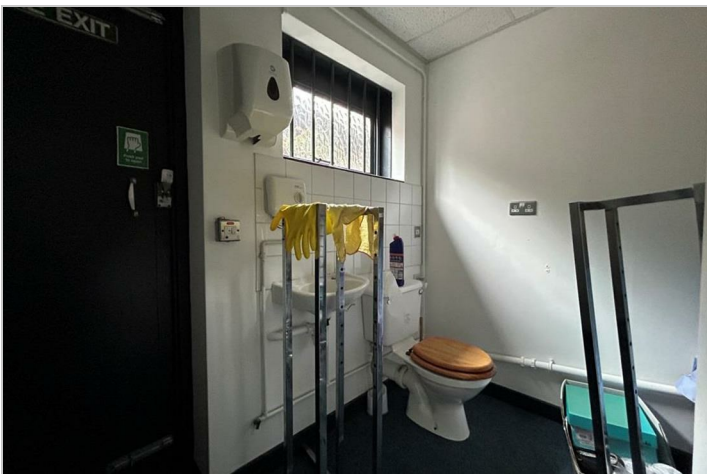
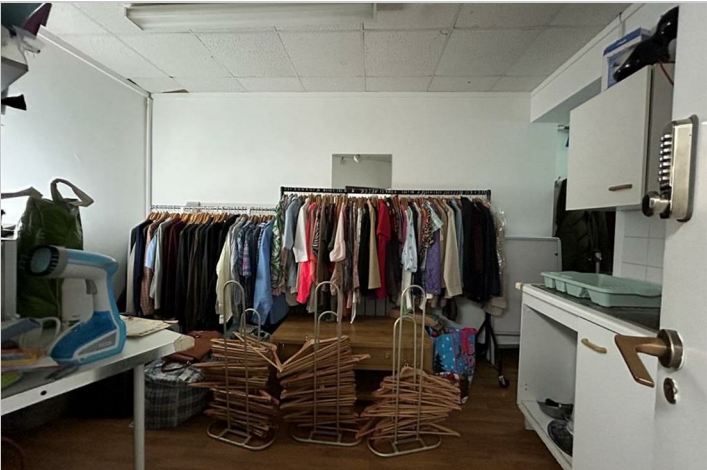
## TOILET

8'7" x 4'2" widening to 8'3" (2.62m x 1.27m widening to 2.51m)

Low level WC, wash hand basin with Triton hand wash water heater, tile splash back. Suspended ceiling with fluorescent light, and storage recess to one side. Fire exit door to outside.

## EPC







## Road Map



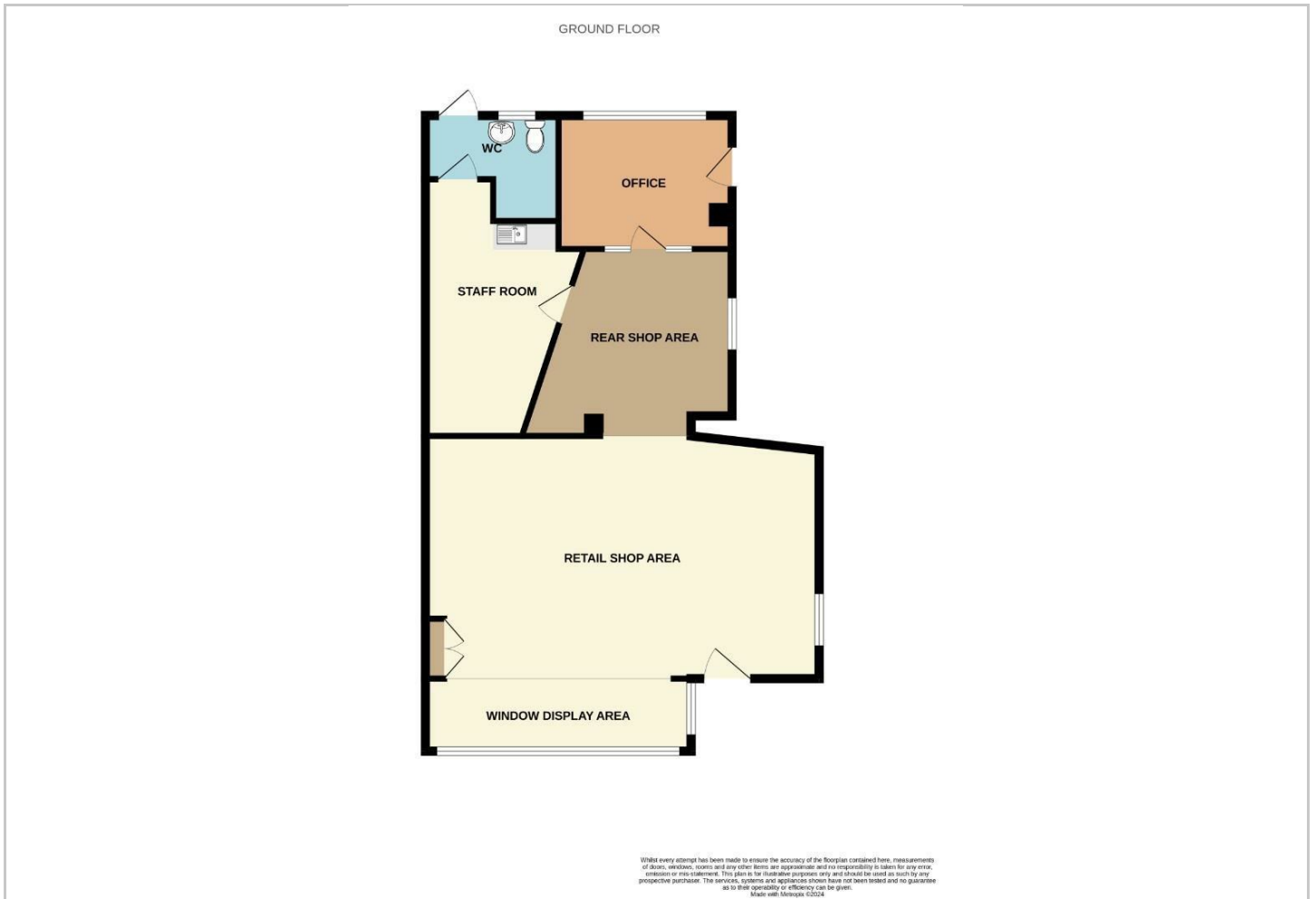
## Hybrid Map



## Terrain Map



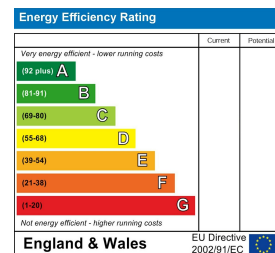
## Floor Plan



## Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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