



**286 Broad Road**

Braintree CM7 5NW

**£12,500 Per Annum**



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## MEASUREMENTS

RECEPTION - 15'5" x 11'9" (4.69m x 3.58m)

INTERNAL LOBBY / WAITING ROOM - 10'11" x 7'3" (3.32m x 2.20m)

CENTRAL AREA - 64'2" x 21'5" max (19.55m x 6.52m)

INTERNAL STORE ROOM 9'4" x 6'10"

INTERNAL OFFICE 11'2" x 8'0"

KITCHEN 7'6" x 7'4"

TOILET

REAR LOBBY 11'9" x 6'5"

INTERNAL OFFICE 11'8" x 9'0"

REAR STORE ROOM 17'3" x 15'7"

## AGENTS NOTES

Heating: The system is water based, via a gas fired wall hung boiler.

Services: We understand from the Landlord, the following mains services are currently connected electricity, gas, water and drainage.

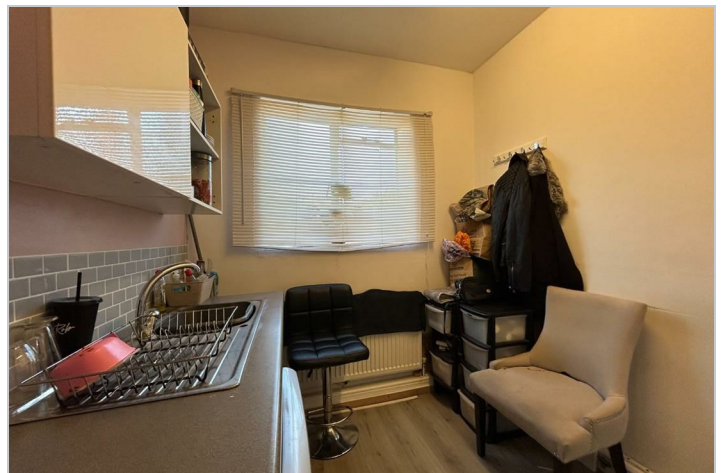
Business Rates: Rateable Value £12,500 - Braintree District Council can be contacted on (01376) 557755.

Lease : The premises are let subject to a new lease, the terms of which are to be agreed.

Legal costs: The Tenant is to be responsible for both parties Legal costs in this instance.

Insurance: The policy is arranged by the Landlord's Insurance Broker, the premium is payable by the Tenant.

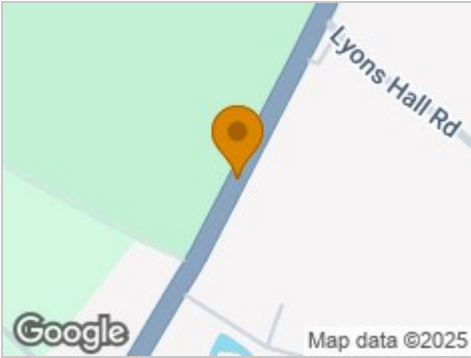








Road Map



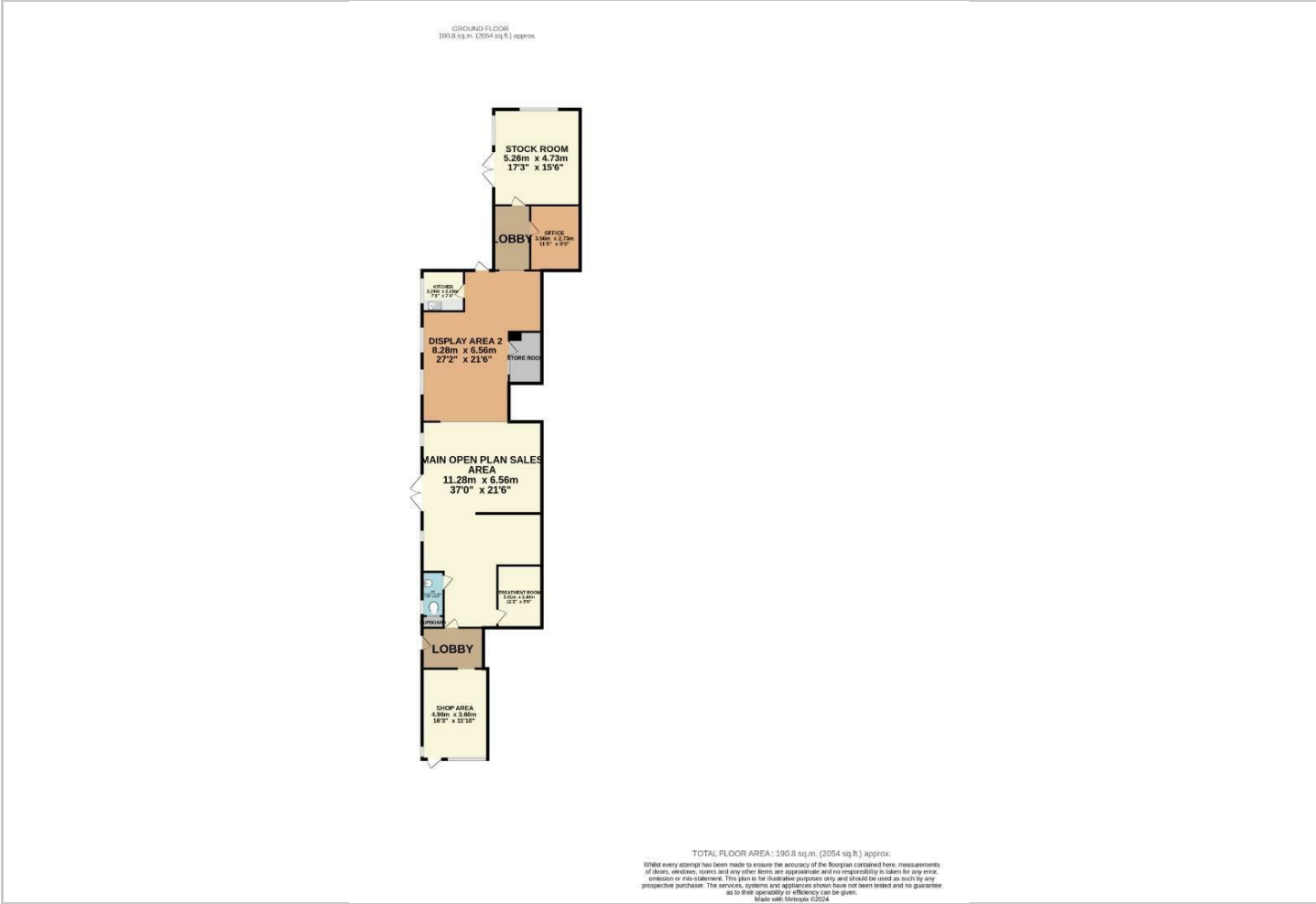
Hybrid Map



Terrain Map



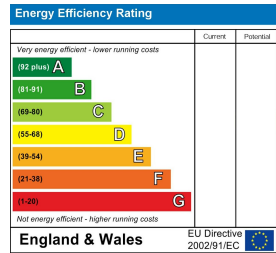
Floor Plan



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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