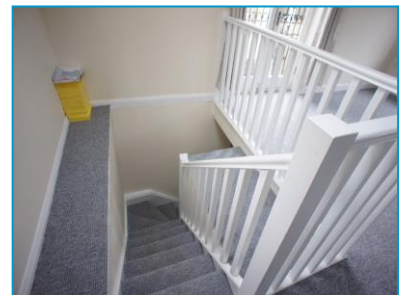




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Little Square, Braintree



**Morgan Brookes believe** - This spacious first floor office space strategically located in the centre of Braintree is an ideal workspace for all your Business needs. With its bright and airy, open plan office area with beamed ceiling & Juliet balconies overlooking little square; it is perfect for the summer weather. The space also benefits from its own private entrance & W/C facilities.

### Key Features

- Approximately 597 sq ft.
- Office Space.
- Available Now!
- Within Close Proximity To Traders/Businesses.
- Based in the Heart of Braintree Town Centre.
- Own Private Entrance.
- Kitchenette & W/C.
- Call Morgan Brookes Today.

**Monthly Rental Of  
£750**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Little Square, Braintree

## Size

Approximately 597 sq.ft. or 55.4 sq.m. Office Space.

## Entrance

Wooden panelled door leading to:

## Entrance Hall

Stairs leading to first floor office space.

## First Floor Office

**30' 6" x 18' 1" (9.29m x 5.51m)**

Open Plan Office Space: Double glazed windows to side aspects, French doors leading to Juliet Balconies, air conditioning & heating, vaulted & beamed ceiling, carpet flooring, opens to kitchen area.

## Kitchen Area

Fitted with a range of base units, space & plumbing for appliances, roll top work surfaces with stainless steel sink & drainer, splash back tiles.

## WC

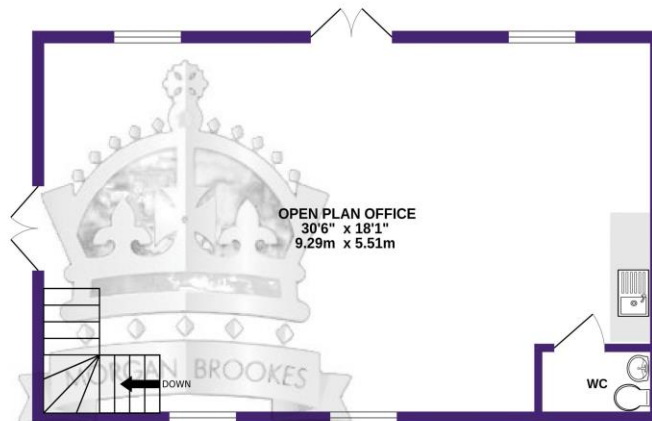
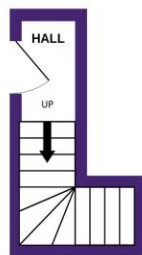
Obscure glazed window to side aspect, wash hand basin, low level WC, extractor fan.

## Business Rates

This property does not have its own rating assessment & interested parties should therefore make their own enquiries for rates that may be payable via Braintree District Council.

GROUND FLOOR  
45 sq.ft. (4.2 sq.m.) approx.

TOP FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority Information**  
Braintree District Council  
**Council Tax Band: E**

**01268 755626**

**morganbrookes.co.uk**

**Monthly Rental Of**  
**£750**

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.