



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Little Square, Braintree



Morgan Brookes believe - This huge work space is in an enviable position directly on Little Square, a short distance from Sainsburys, and surrounded by an assortment of independent traders. Spread over two floors, the accommodation would suit an array of business uses and provides a blank canvas. The ground floor offers a large, open plan area incorporating toilet facilities and stairs leading to an additional open plan basement area.

Key Features

- Available Now.
- A Large Retail / Office With Basement.
- Approximately 1100 sq.ft. or 102.1 sq.m.
- W/C and Kitchenette facilities.
- Own Private Entrance.
- Central Braintree Location.
- Within Close Proximity To Traders / Businesses.
- Call Morgan Brookes Today!

**Monthly Rental Of
£1,400**

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Little Square, Braintree

Size

Approximately 1100 sq.ft. or 102.1 sq.m. Office / Work Space.

Entrance

Panelled door leading to:

Entrance Hall

Opens to:

Ground Floor Office

30' 5" x 17' 3" (9.26m x 5.25m)

Two glazed windows to front aspect, storage cupboard housing fuse board, radiator, strip lighting, carpet flooring, door leading to W/C, kitchenette, stairs leading to:

W/C

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

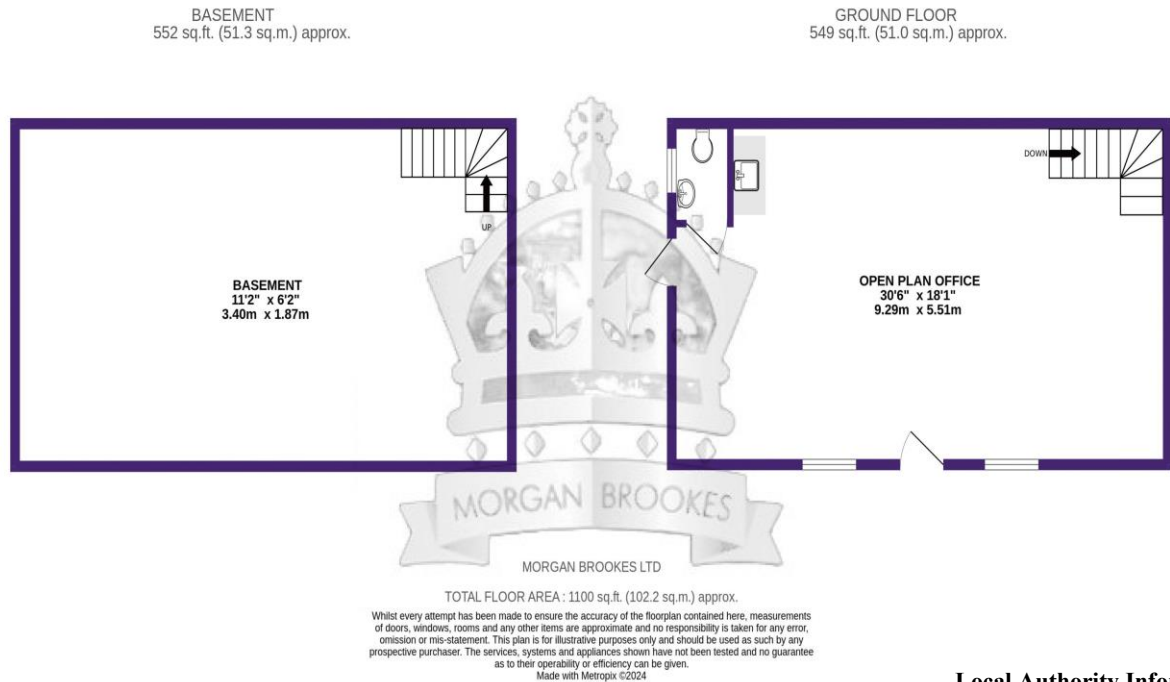
Basement Office

29' 2" x 15' 2" (8.88m x 4.62m)

Radiator, strip lighting, carpet flooring.

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.



Local Authority Information
Braintree District Council
Council Tax Band: E

01268 755626

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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.