david charles
property consultants

FOR SALE

Coopersale Hall Farm, Fluxs Lane

Epping, CM16 7PE

Freehold Industrial Estate With Development Potential

1,906 to 8,501 sq ft

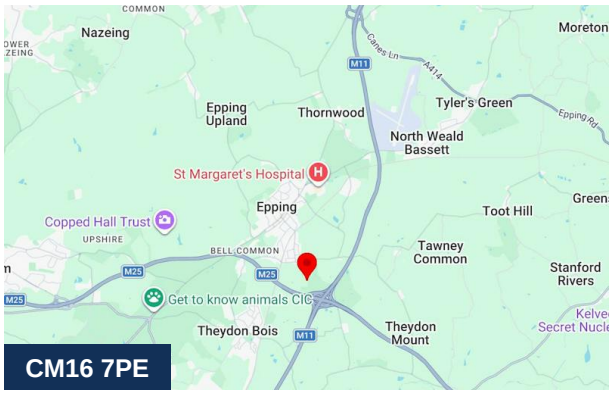
(177.07 to 789.77 sq m)

- The only MOT centre in Epping
- M25 (2.5 Miles)
- 17 Miles From Central London
- Development Potential
- Kitchen & W/C Facilites
- Vacant Possession

Coopersale Hall Farm, Fluxs Lane, Epping, CM16 7PE

Summary

Available Size	1,906 to 8,501 sq ft
Price	£1,800,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C



Description

Comprising an industrial estate with a mix of industrial units along a large service road.

Unit 10 is an office unit with potential for redevelopment into another 2-3 industrial units.

Unit 11, the central unit, is a fully fitted MOT station and the only MOT station in Epping, this unit also has parking to the rear for 10+ vehicles.

Unit 12 is a modern industrial unit with 3 rolling shutters and could be subdivided into 3 smaller units, this units also contains a number of ramps for vehicle repairs as well as having office, kithcen and toilet facitilites.

Location

Located on Fluxs Lane, Epping off of Stewards Green Road and just 1 mile from Epping Underground Station. The estate also offers excellent road connections being just 17 miles from Central London via the M25 (2.5 miles) and M11 (5 miles).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - Unit 10	1,906	177.07	£15 /sq ft	Available
Unit - Unit 11	2,967	275.64	£20 /sq ft	Available
Unit - Unit 12	3,628	337.05	£20 /sq ft	Available
Total	**8,501**	**789.76**		

Planning

Pre-app plans submitted to Epping Forest District Council have received a positive response, the plans propose the erection of two additional workshops in association with the existing commercial site. These will include 4 flexible workspaces, 1 x 1130sqft and 3 x 484sqft workshops.

These plans can be found at the bottom of the marketing brochure.

Video

- Drone Video - https://vimeo.com/1152932759?share=copy&fl=sv&fe=ci

Viewing & Further Information

George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk

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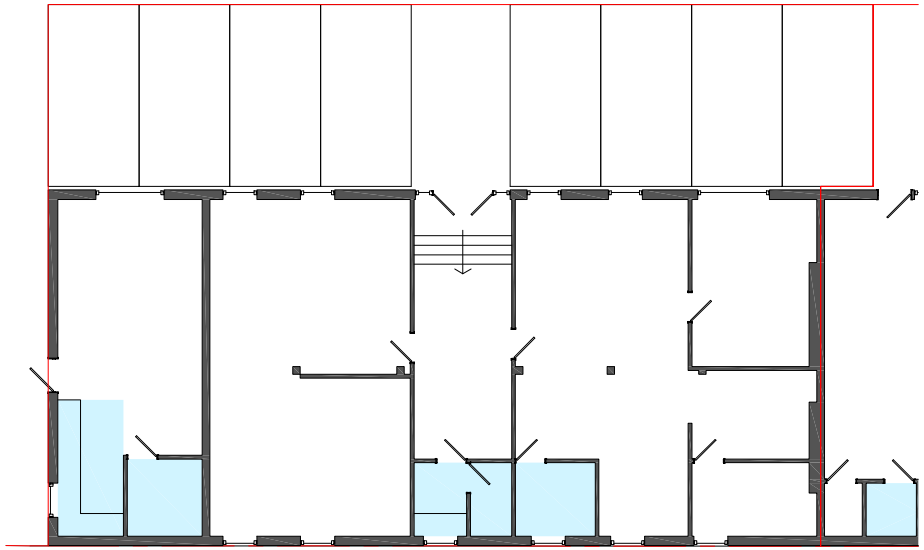

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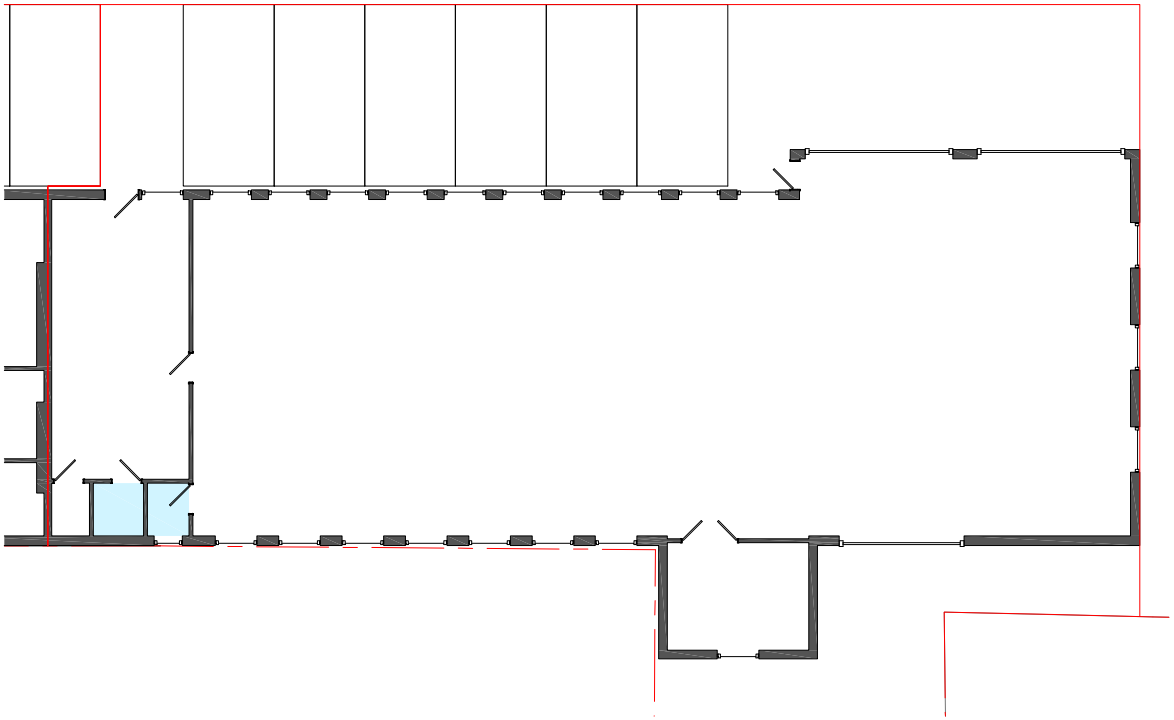
Coopersale Hall Farm, Fluxs Lane,
Unit 10 - 1,906ft² (177.07m²)



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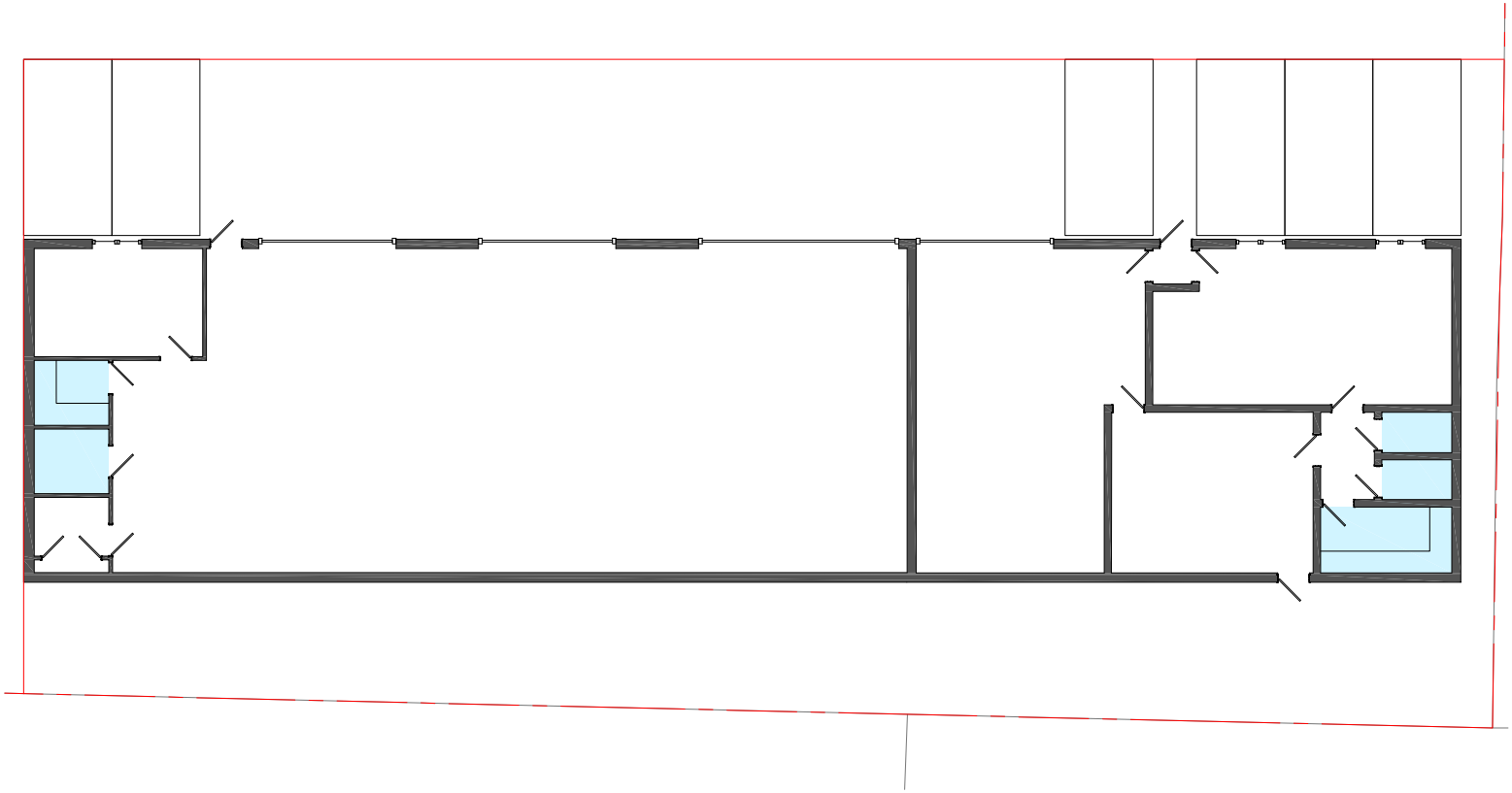
Coopersale Hall Farm, Fluxs Lane,
Unit 11 - 2,967ft² (275.64m²)



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Coopersale Hall Farm, Fluxs Lane,
Unit 12 - 3,628ft² (337.05m²)

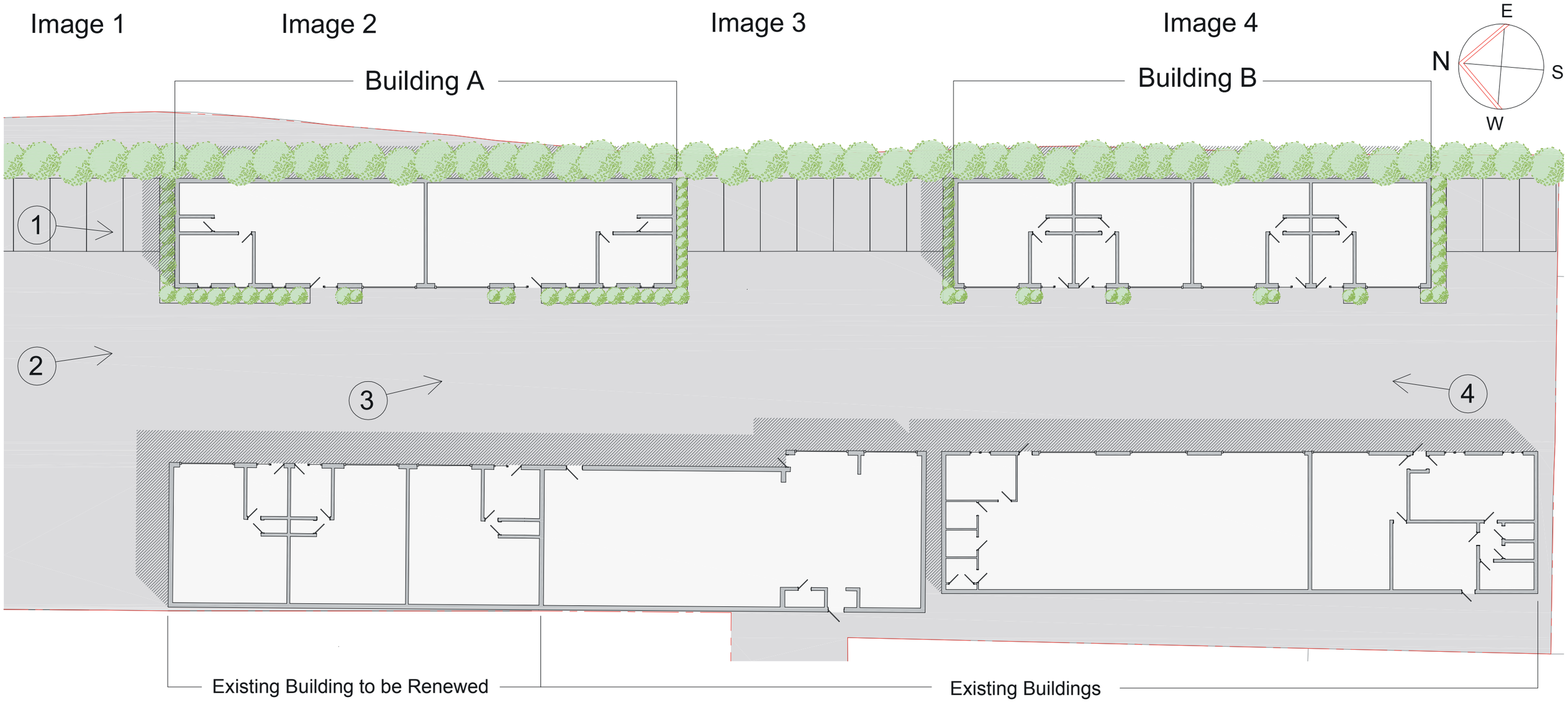
PROPOSED COMMERCIAL BUILDINGS - COOPERSALE HALL FARM FLUX'S LANE, EPPING CM16 7PE

Image 1

Image 2

Image 3

Image 4



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Area Schedule

Building A G.I.A 213.47m²

Building B G.I.A 202.93m²

Existing Buildings G.I.A 787.43m²

TOTAL G.I.A 1203.83m²