



Unit 11 Coopersale Hall Farm

Fluxs Lane, Epping, CM16 7PE

**Rarely available former
vehicle workshop premises
with separate yard to rear.**

2,967 sq ft
(275.64 sq m)

- 2 Roller Shutters.
- Small yard to rear.
- Previously used a vehicle workshop.
- Good eaves height.
- Scope to extend existing building footprint stpp.
- Parking to the front.

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Summary

| | |
|----------------|------------------------------------|
| Available Size | 2,967 sq ft |
| Rent | £20 per sq ft |
| Price | £650,000 |
| Business Rates | Upon Enquiry |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C |

Description

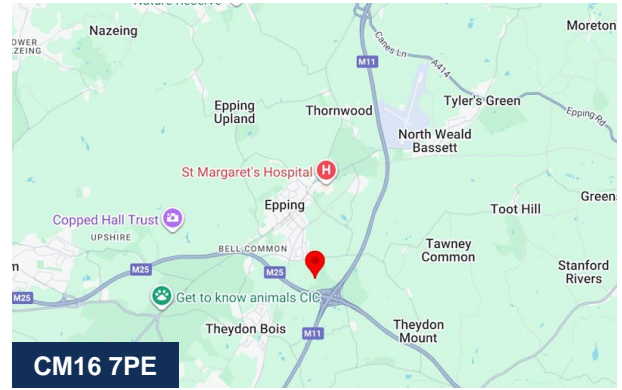
The building comprises of a full height warehouse building previously used for vehicle repairs. The unit benefits from two roller shutters to the front, water & electric and a separate self contained rear yard.

Location

The building is located in the middle of small self contained estate. The estate is made up of 4 units in total and benefits from being 4 miles from the M25 and 17 miles north east of London.

Terms

The freehold interest in the building and yard to the rear is available for a price to be agreed.



Viewing & Further Information



George Moriarty

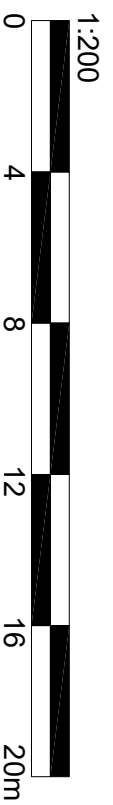
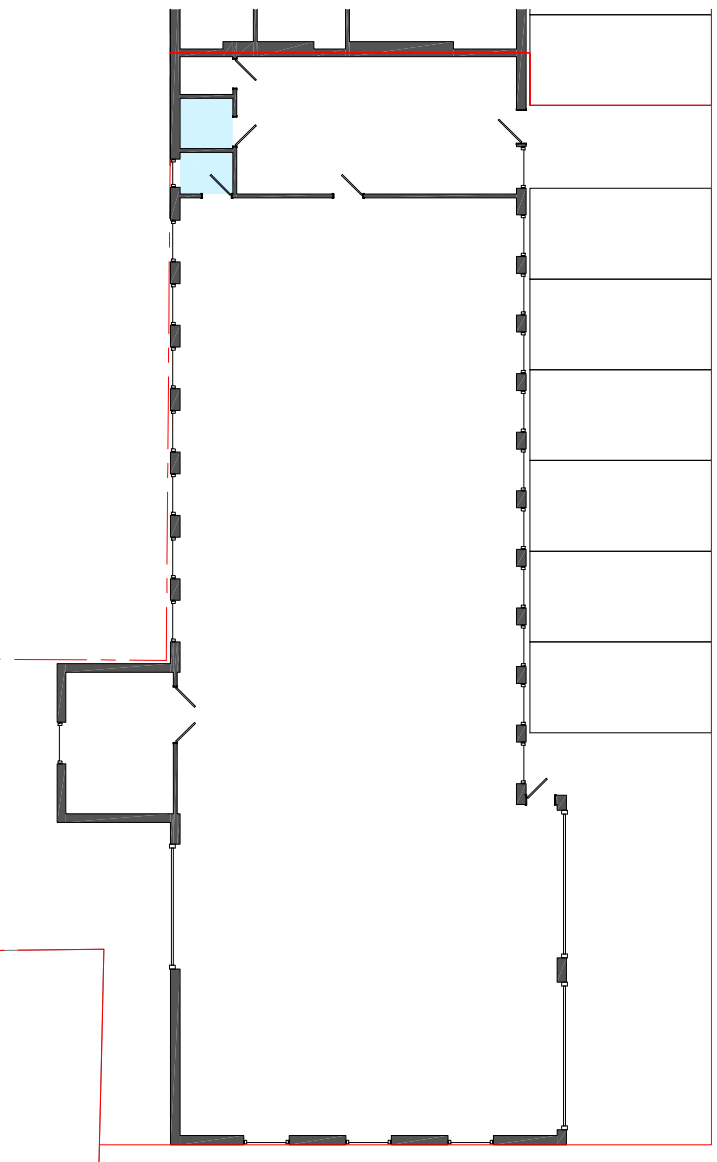
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Coopersale Hall Farm, Fluxs Lane,
Unit 11 - 2,967ft² (275.64m²)