



Unit 10 Coopersale Hall Farm, Fluxs Lane

Epping, CM16 7PE

**Rarely available business /
office unit. Ideal for owner
occupiers.**

1,906 sq ft

(177.07 sq m)

- Single storey with scope to raise roof stpp.
- Water & Electric.
- Scope for new owner to create bespoke premises for their own use.
- Parking & Loading externally.

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Summary

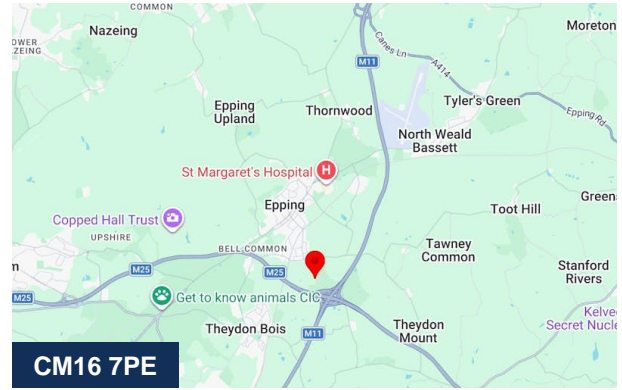
Available Size	1,906 sq ft
Rent	£15 per sq ft
Price	Offers in the region of £375,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The building comprises a single storey former office / business unit situated at the front of a small self contained estate. There is scope to redevelop the unit to create two or three industrial units STP.

Location

The building is located at the front of an estate made up of 4 other units and situated 4 miles from the M25. Epping is an affluent market town 17 miles north east of London.



Viewing & Further Information



George Moriarty

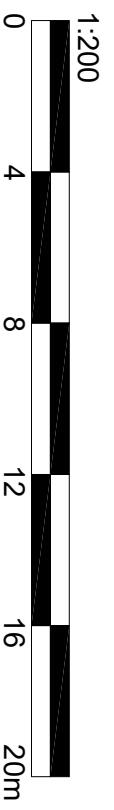
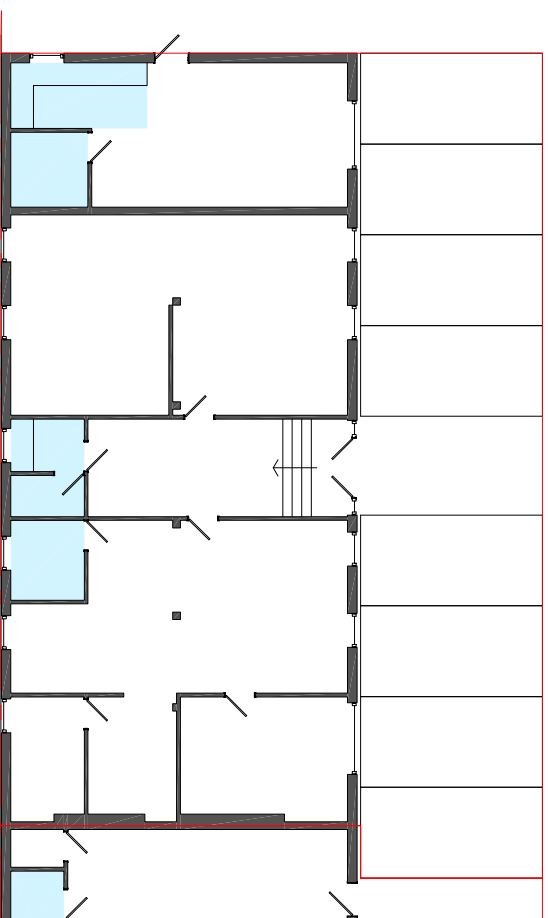
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Coopersale Hall Farm, Fluxs Lane,
Unit 10 - 1,906ft² (177.07m²)