



## 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 Facilities
- 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 facililties.

## 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 |            |              |

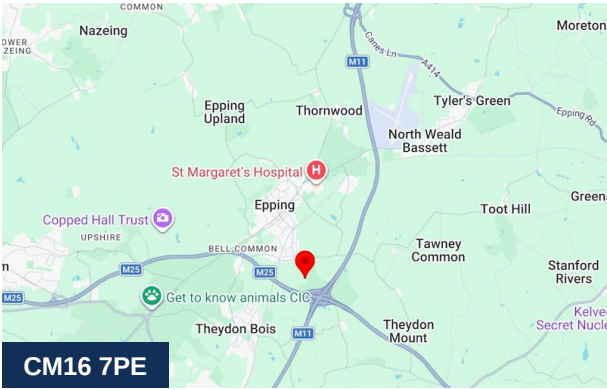
## Planning

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



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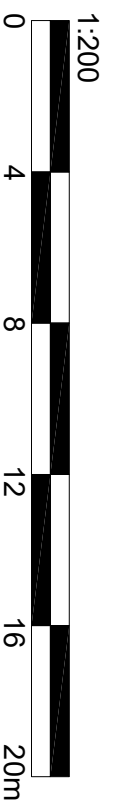
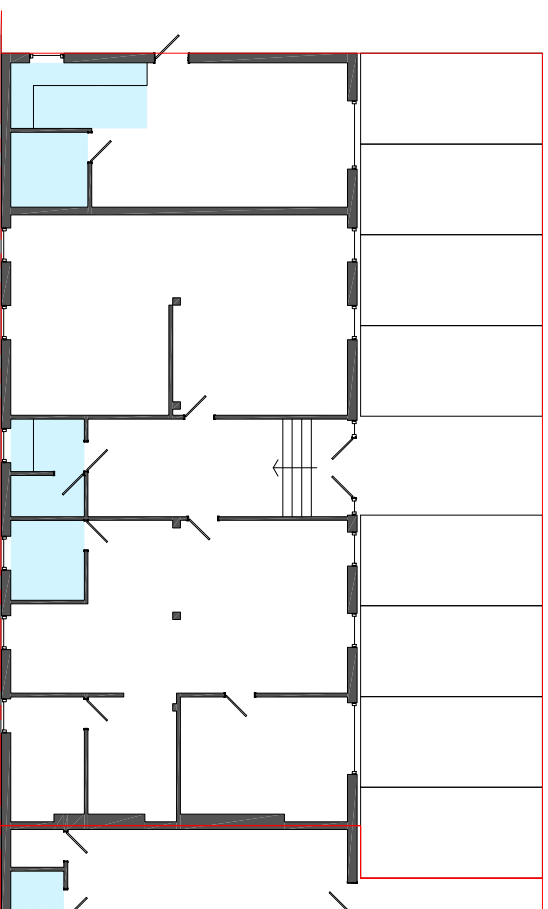
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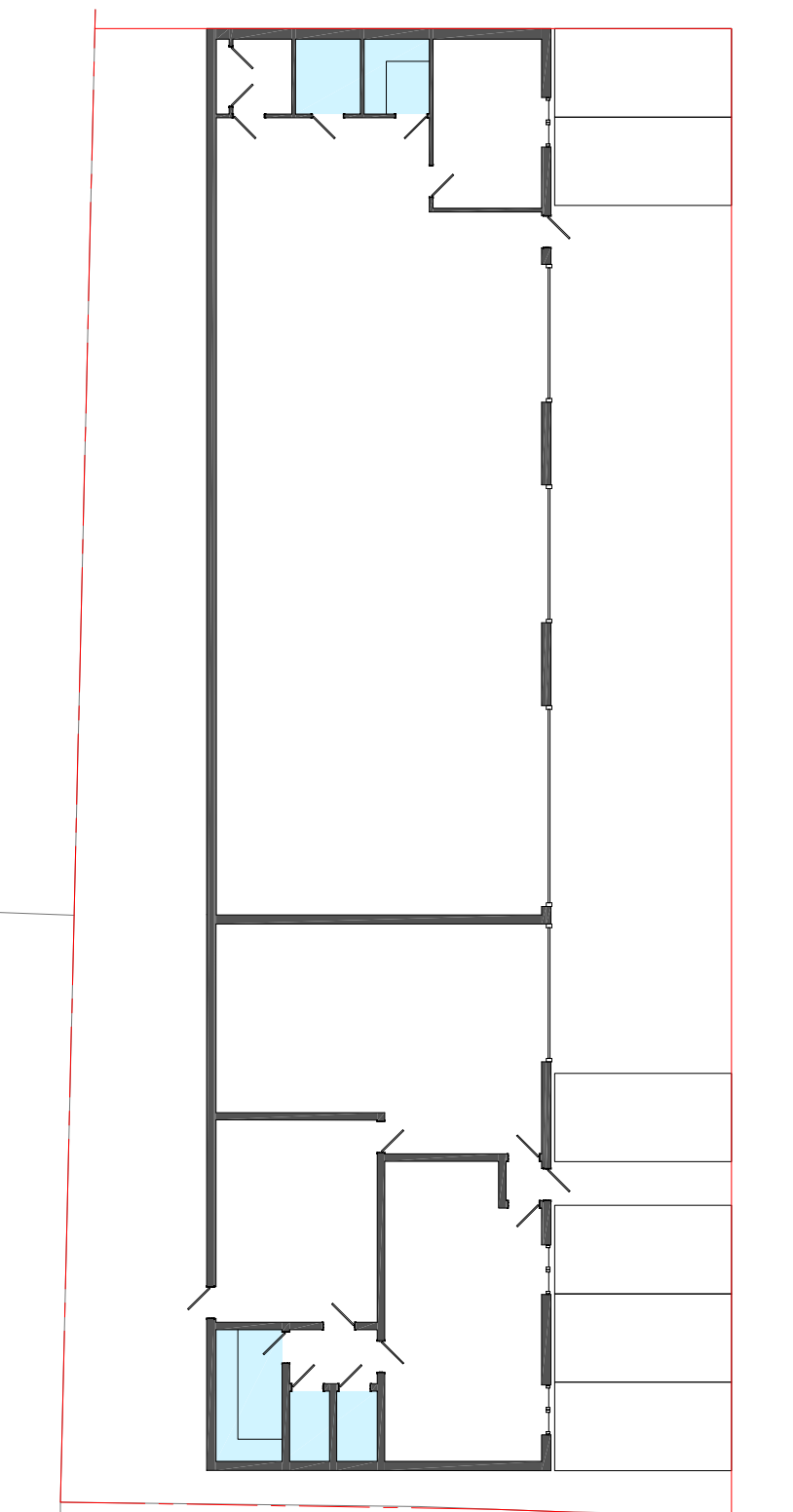






Coopersale Hall Farm, Fluxs Lane,  
Unit 10 - 1,906ft<sup>2</sup> (177.07m<sup>2</sup>)





1:200  
0 4 8 12 16 20m

Coopersale Hall Farm, Fluxs Lane,  
Unit 12 - 3,628ft<sup>2</sup> (337.05m<sup>2</sup>)

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



Image 1



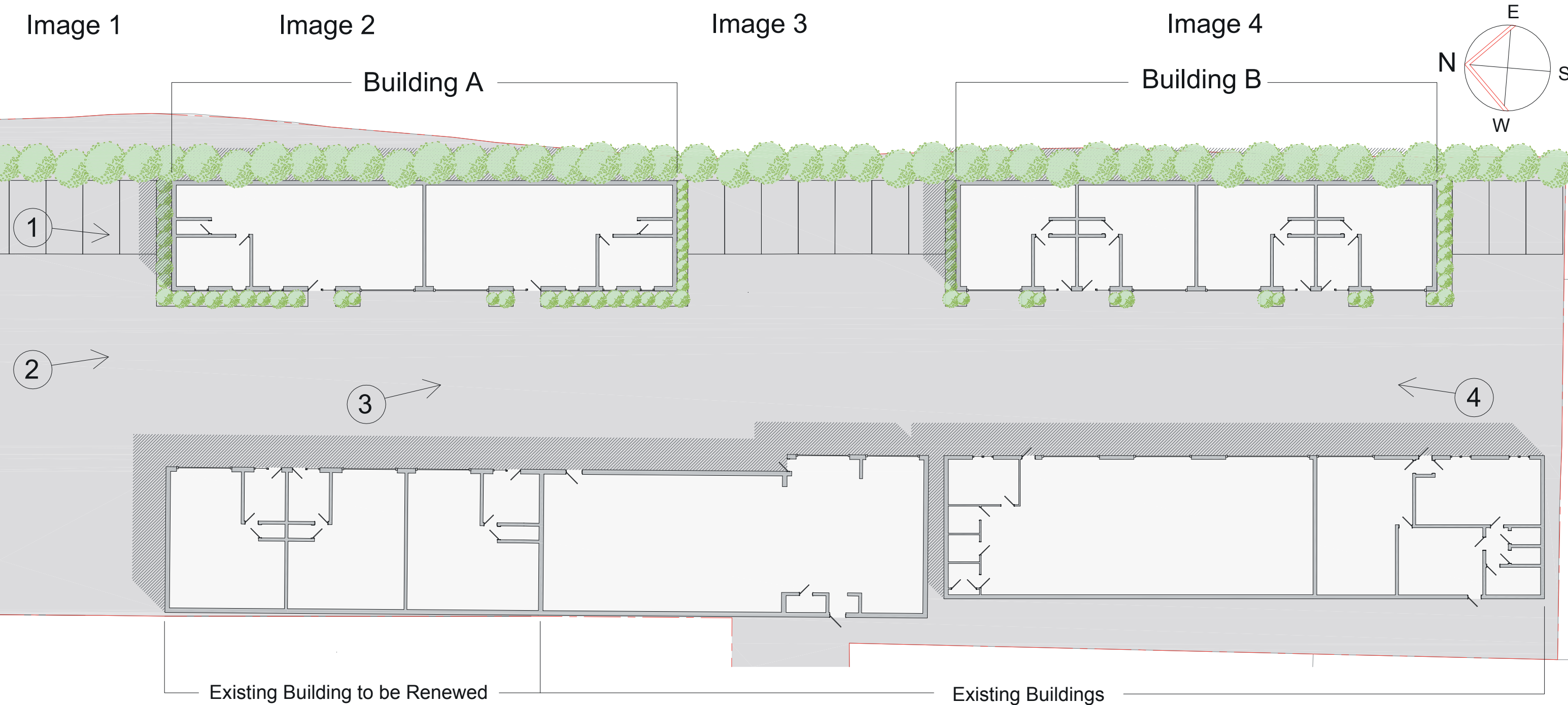
Image 2



Image 3



Image 4



Area Schedule

Building A G.I.A 213.47m<sup>2</sup>  
Building B G.I.A 202.93m<sup>2</sup>

Existing Buildings G.I.A 787.43m<sup>2</sup>  
TOTAL G.I.A 1203.83m<sup>2</sup>