



## 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.

# Unit 11 Coopersale Hall Farm, Fluxs Lane, Epping, CM16 7PE

## 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

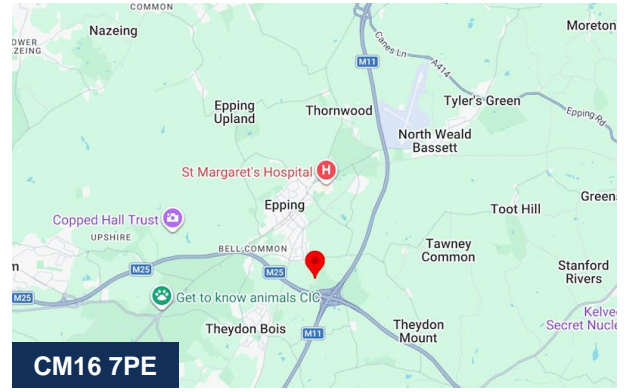
The building comprises of a full height warehouse building previously used for vehicle repairs. The unit benefits from two roller shutters to the front, water & electric and a separate self contained rear yard.

## 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



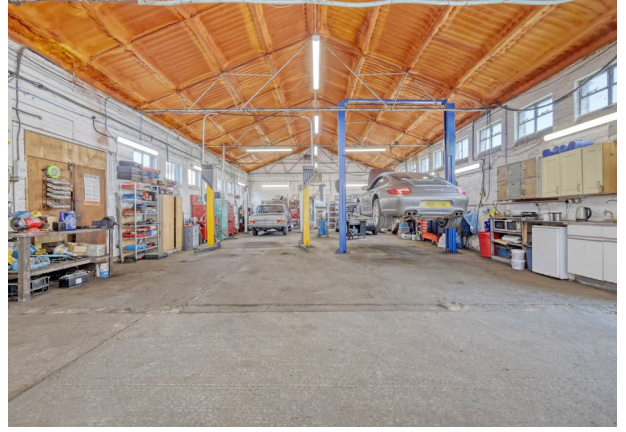
**George Moriarty**

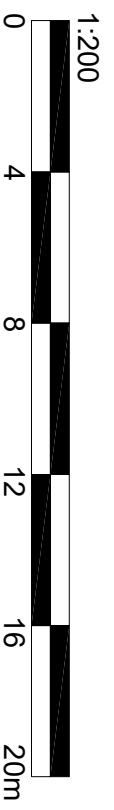
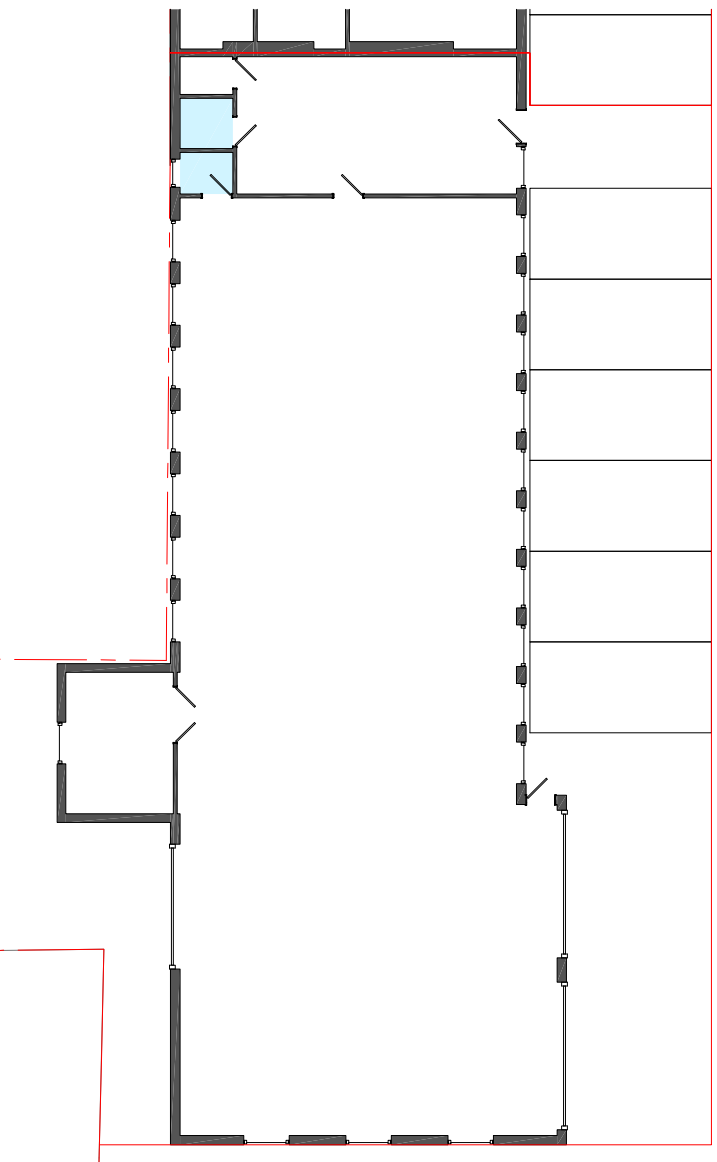
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Coopersale Hall Farm, Fluxs Lane,  
Unit 11 - 2,967ft<sup>2</sup> (275.64m<sup>2</sup>)