



## 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.

# Unit 10 Coopersale Hall Farm, Fluxs Lane, Epping, CM16 7PE

## Summary

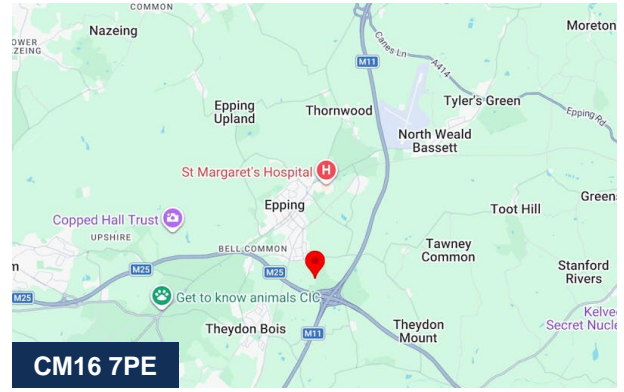
<b>Available Size</b>	1,906 sq ft
<b>Rent</b>	£15 per sq ft
<b>Price</b>	Offers in the region of £375,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## 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**

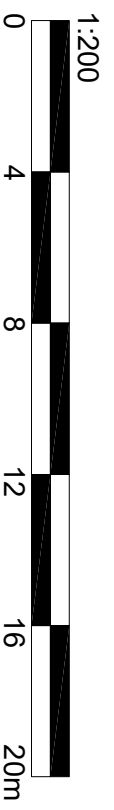
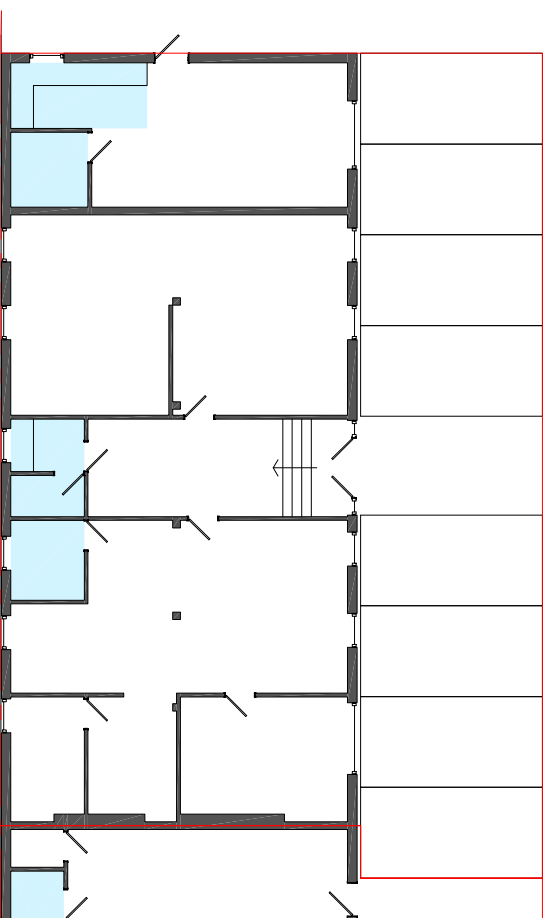
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Coopersale Hall Farm, Fluxs Lane,  
Unit 10 - 1,906ft<sup>2</sup> (177.07m<sup>2</sup>)