



## Unit 12 Coopersale Hall Farm, Fluxs Lane

Epping, CM16 7PE

**Rarely available small  
vehicle workshop for sale or  
to let.**

**3,628 sq ft**

(337.05 sq m)

- 3 Roller Shutters.
- Previously used for vehicle repairs.
- Electric & Water.
- Kitchenette.
- Parking to the front.
- Secure self-contained estate.
- Separate office.

# Unit 12 Coopersale Hall Farm, Fluxs Lane, Epping, CM16 7PE

## Summary

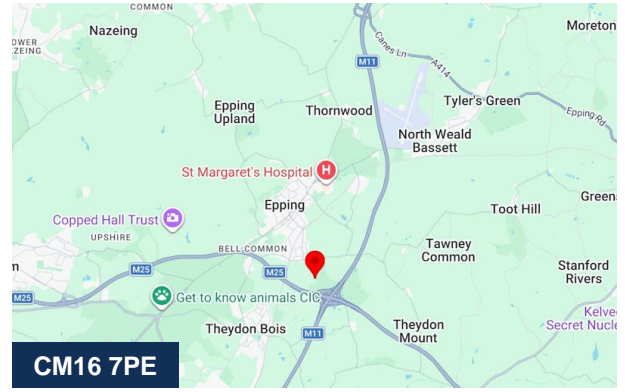
Available Size	3,628 sq ft
Rent	£20 per sq ft
Price	£780,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

The building comprises of 2 former vehicle workshops with parking. The building benefits from 2 roller shutters, office and kitchen facilities.

## Location

The building is located at the far end of a small self contained estate. The estate is 4 miles from the M25. Epping is an affluent market town 17 miles north east of London.



## Viewing & Further Information



**George Moriarty**

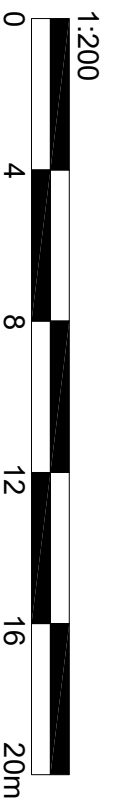
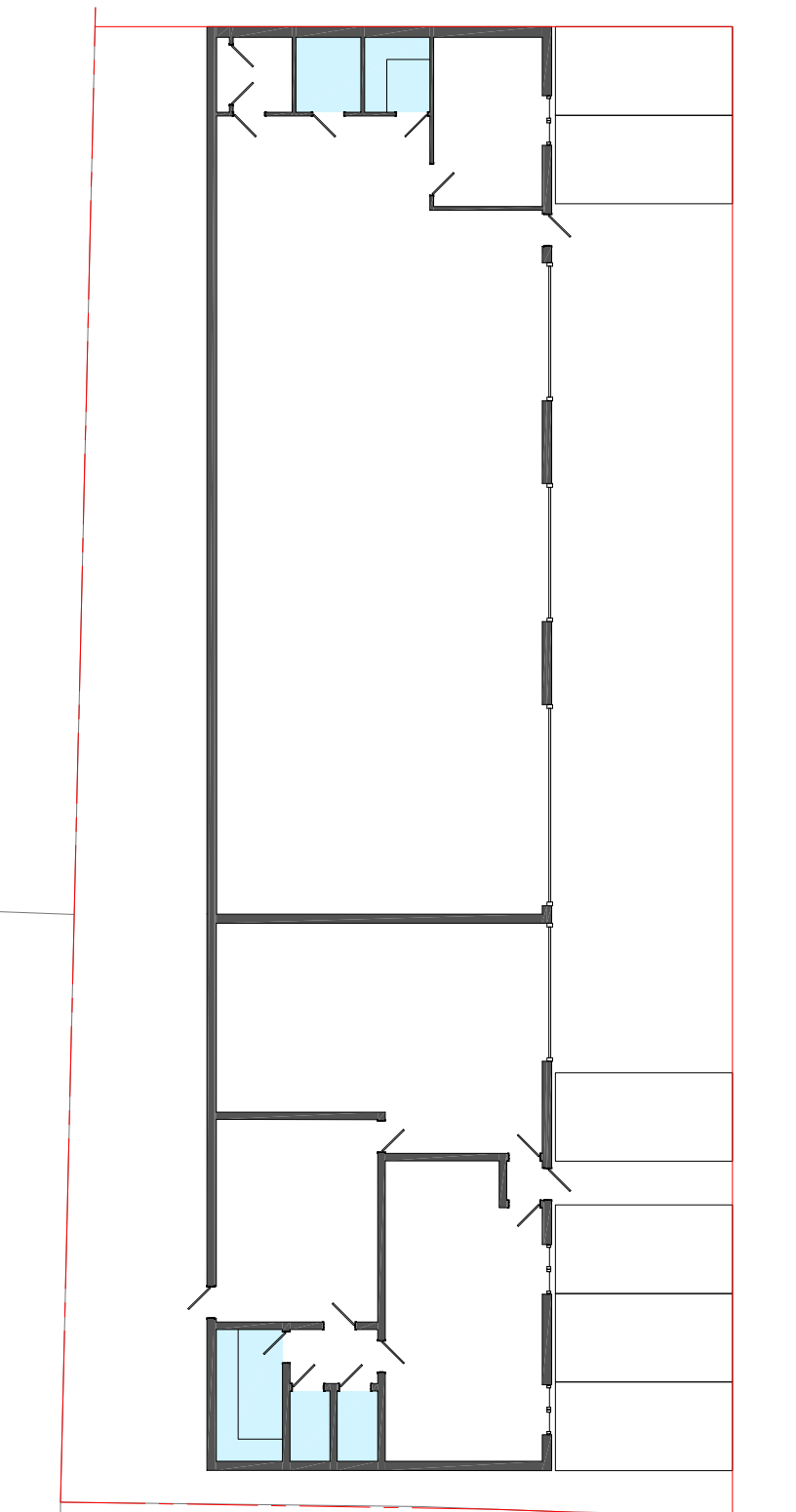
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Coopersale Hall Farm, Fluxs Lane,  
Unit 12 - 3,628ft<sup>2</sup> (337.05m<sup>2</sup>)