

020 8559 1122

info@claridges-commercial.co.uk

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Freehold Industrial Estate With Development Potential

****This is the only MOT centre in Epping if owner occupier interest****

For Sale

Flux's Lane, Epping CM16



- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

Description

Comprising an industrial estate with a mix of units plus a large amount of hardstanding and development potential to create further units. Arranged as a large rectangular area with industrial units along one side and parking on the other side with a large thoroughfare in the middle.

One of the units is fully fitted with ramps and a rolling road and various other equipment associated with a MOT station. This is the only MOT station in Epping. This unit also has parking to the rear for a further 10+ vehicles. Another modern industrial unit on the estate which has 3 roller shutters and could be sub-divided into 3 separate units is also being used for motor repairs and has a number of ramps and equipment and associated office, kitchen and WC's.

Furthermore one unit is self-contained and comprises large workshop warehouse, kitchen, storage and WC.

There is a large office unit (1542 sq ft) which would lend itself to redevelopment to create 2-3 further industrial units (STP) and a small industrial unit which will make a great office (364 sq ft).

The left-hand side of the development is completely undeveloped and would suit a redevelopment (subject to consent) - see sketch plan within this brochure.

Pre-App

There has been a positive pre-app response from Epping Forest District Council in respect of the erection of 2 new build workshops in association with the existing commercial site. The proposed buildings will provide 4 flexible workshop spaces. The largest being a standalone unit of 105 sq m workshop with other providing 3 x 45 sq m workshops.

Being sold with vacant possession.

See video link below

<https://player.vimeo.com/video/1094018885?byline=0&title=0&owner=0&name=0&logos=0&profile=0&profilepicture=0&vimeoLogo=0&portrait=0>

Location

Situated on Flux's Lane, Epping close to Epping Golf Course and Coopersale Hall School. Flux's Lane connects directly with Stewards Green Road and offers fast access to Epping underground station (Central Line) via Bower Hill. Epping is a good quality suburban area and within 17 miles to Central London and 2.5 miles to the M25 Junction 6 and is within short driving distance to the M11.

Areas

Offices

Unit 10	364 sq ft
Unit 10ab	1542 sq ft
Unit 12c	1396 sq ft

Workshop/MOT

Unit 11	2967 sq ft
Unit 12ab	2259 sq ft

Combined Total – 8528 sq ft (792.25 sq m)

Plus a large amount of parking which could be used for parking or open storage.

Tenure

Freehold

Terms

Offers in the region of £1.8m sought for the freehold interest

Business Rates

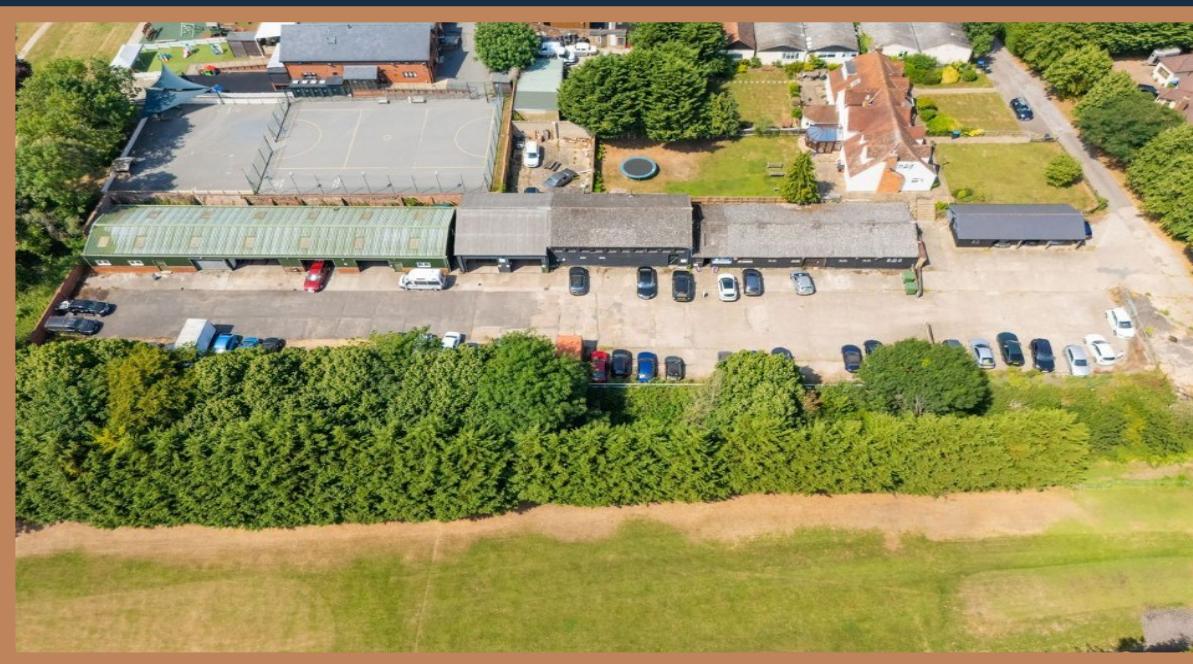
Epping Forest District Council – Rateable value TBC. Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC – Band C

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.







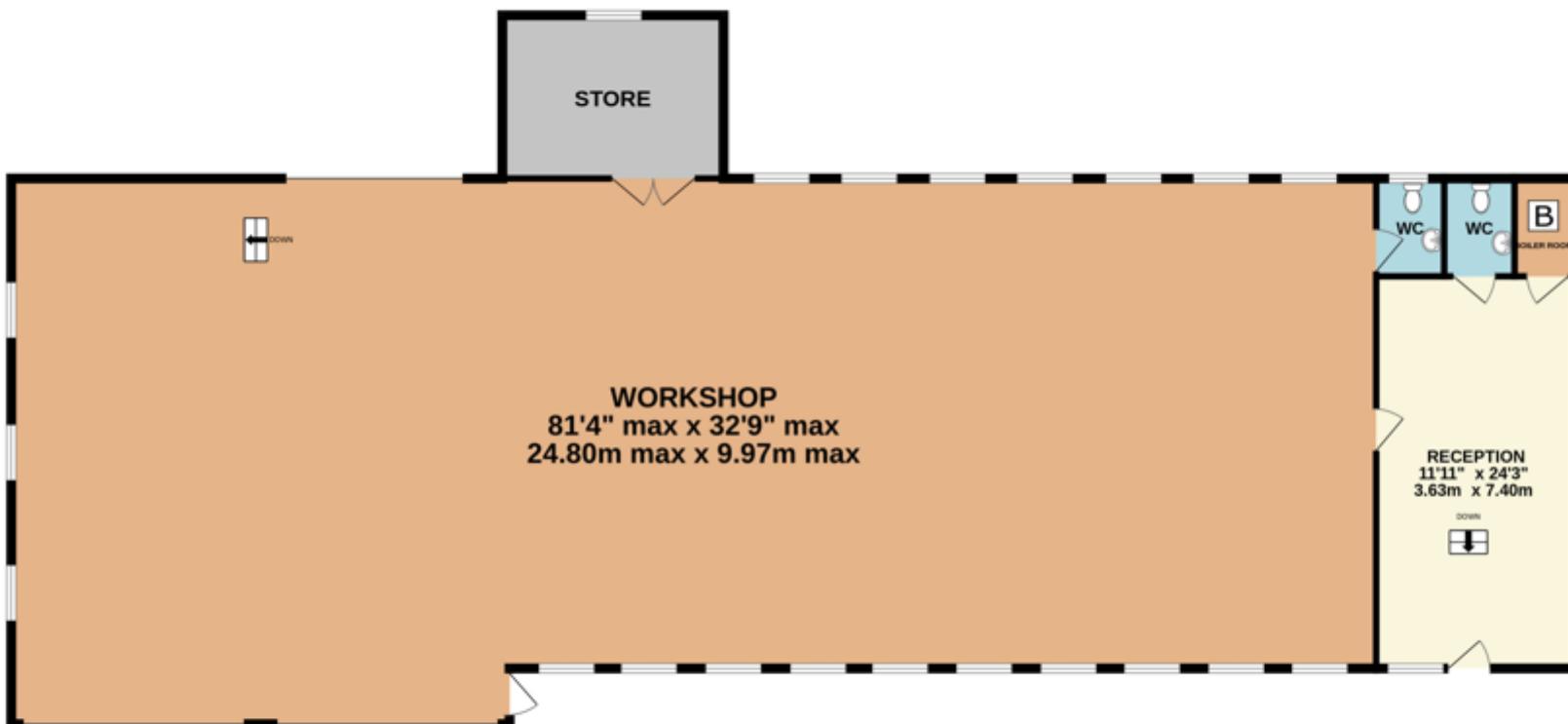








GROUND FLOOR
2967 sq.ft. (275.6 sq.m.) approx.



TOTAL FLOOR AREA : 2966sq.ft. (275.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
2259 sq.ft. (209.9 sq.m.) approx.

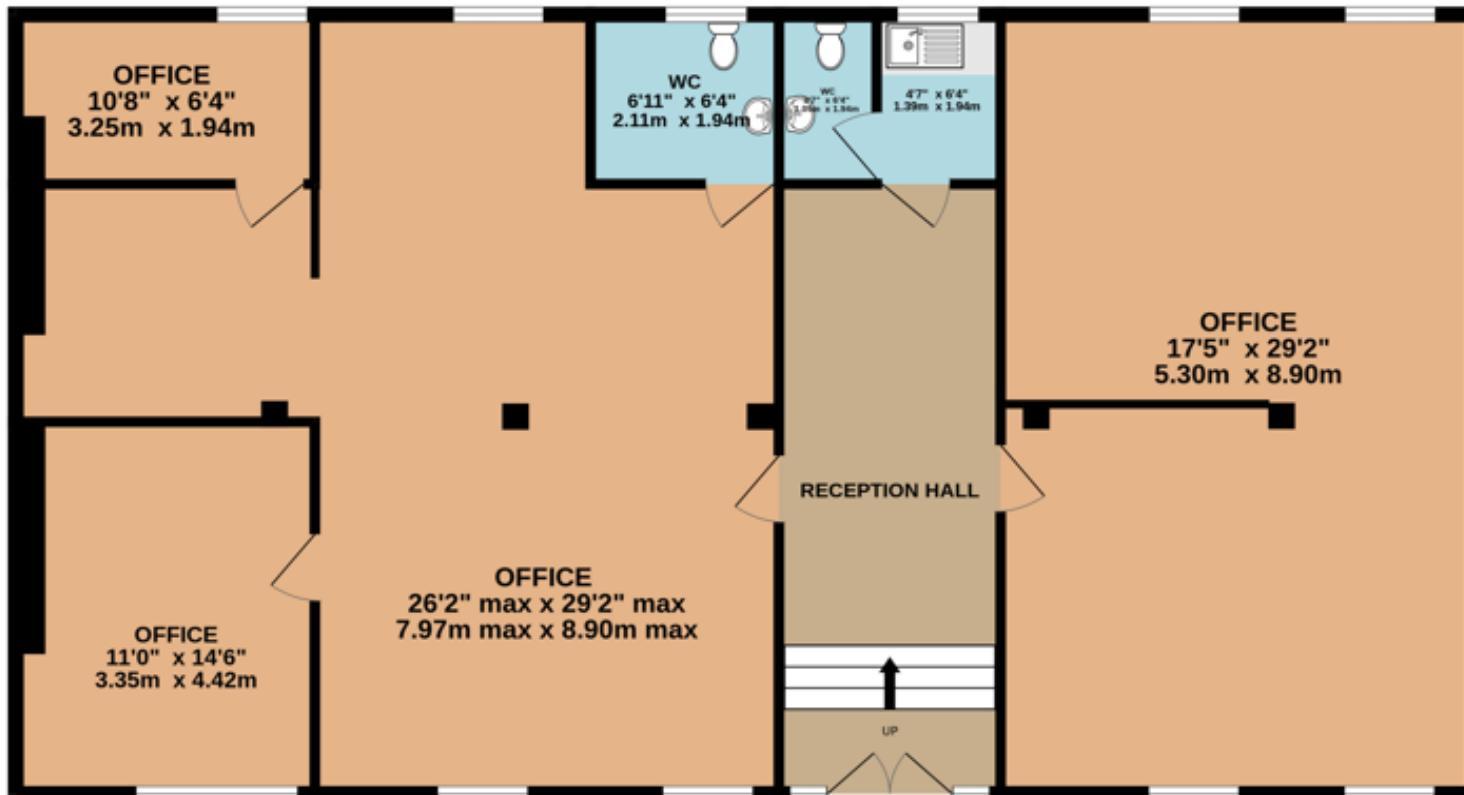


TOTAL FLOOR AREA : 2259sq.ft. (209.9 sq.m.) approx.

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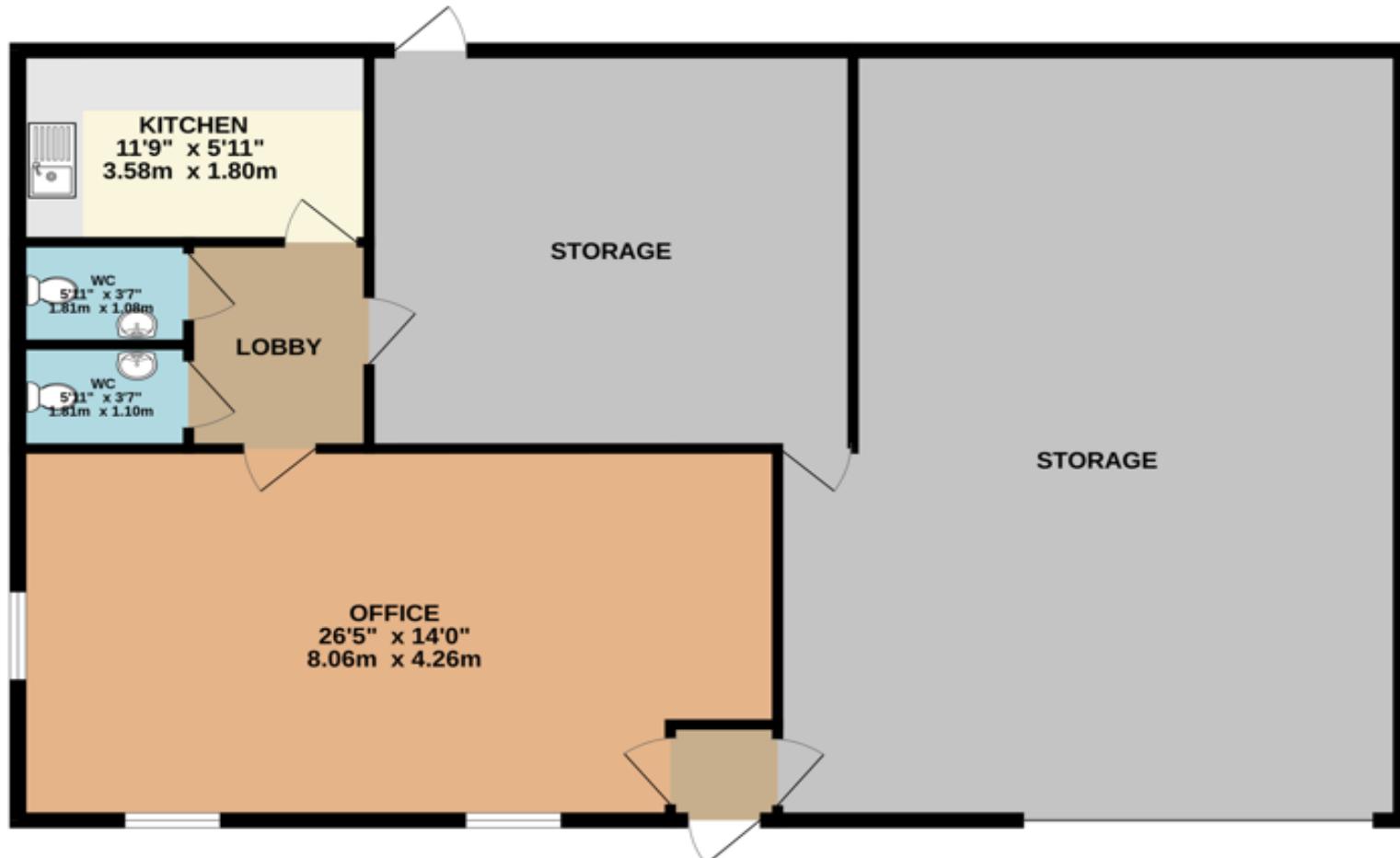
GROUND FLOOR
1542 sq.ft. (143.3 sq.m.) approx.



TOTAL FLOOR AREA : 1542 sq.ft. (143.3 sq.m.) approx.
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GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.

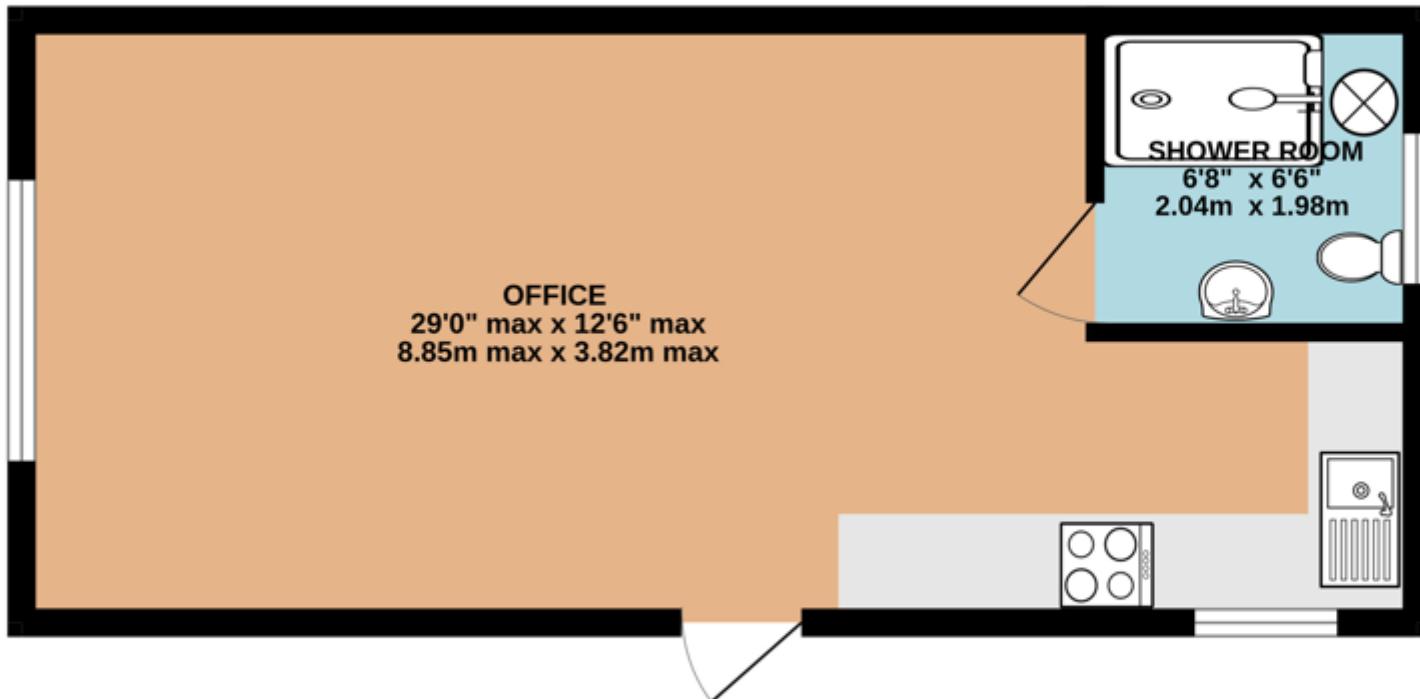


TOTAL FLOOR AREA: 1396 sq.ft. (129.7 sq.m.) approx.

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GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 364 sq.ft. (33.9 sq.m.) approx.

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

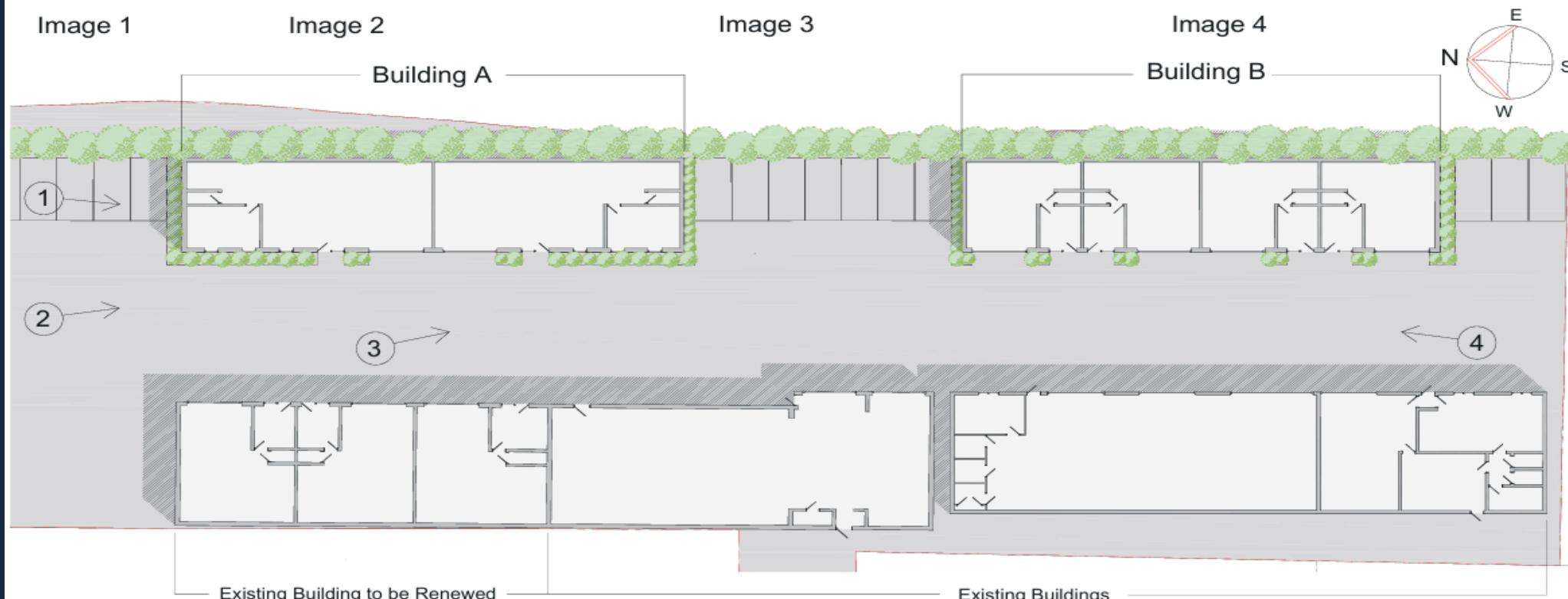


Image 1

Image 2

Image 3

Image 4



Area Schedule

Building A G.I.A 213.47m²
Building B G.I.A 202.93m²

Existing Buildings G.I.A 787.43m²
TOTAL G.I.A 1203.83m²

1:250
0 5 10 15 20 25m

Unit 10a-12c
Coopersdale Hall
Flux's Lane, Theydon Garnon
Epping, CM16 7PE

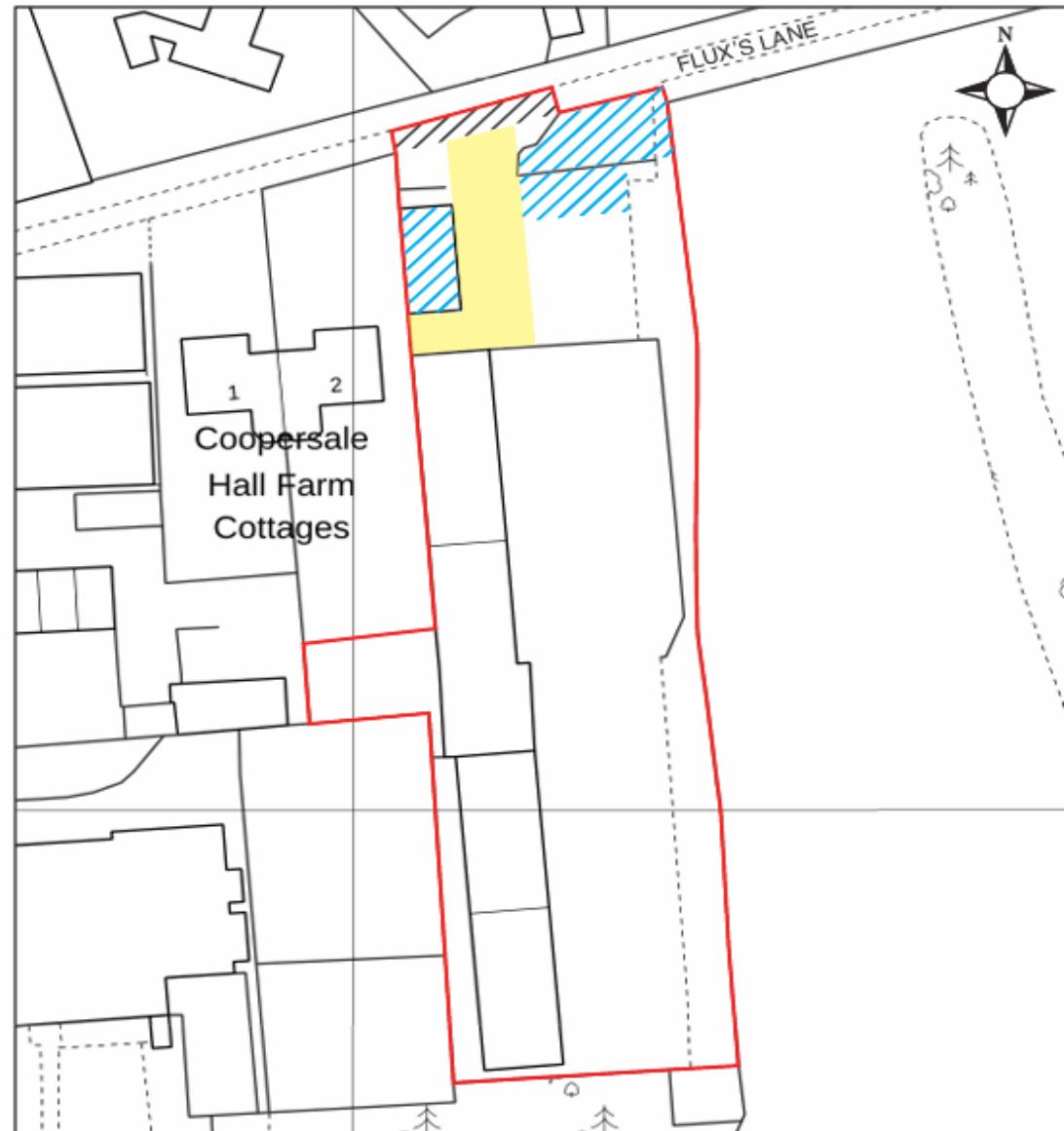
	<p>Magnolia Square Limited 57 Rathbone Place London W1T 1JU 020 7479 4855</p>	<p>PROJECT Unit 10a-12c Coopersdale Hall Flux's Lane Theydon Garnon Epping CM16 7PE</p>	
	<p>PRINT AT A4 PAPER SIZE</p>		
JOB TYPE MEASURED SURVEY	DRAWING TITLE LEASEPLAN	DATE JULY 2024	SCALE 1:500 DRAWING NUMBER 24386

Scale 1:500



0 5m 10m 15m 20m 25m
SCALE BAR AT 1:500

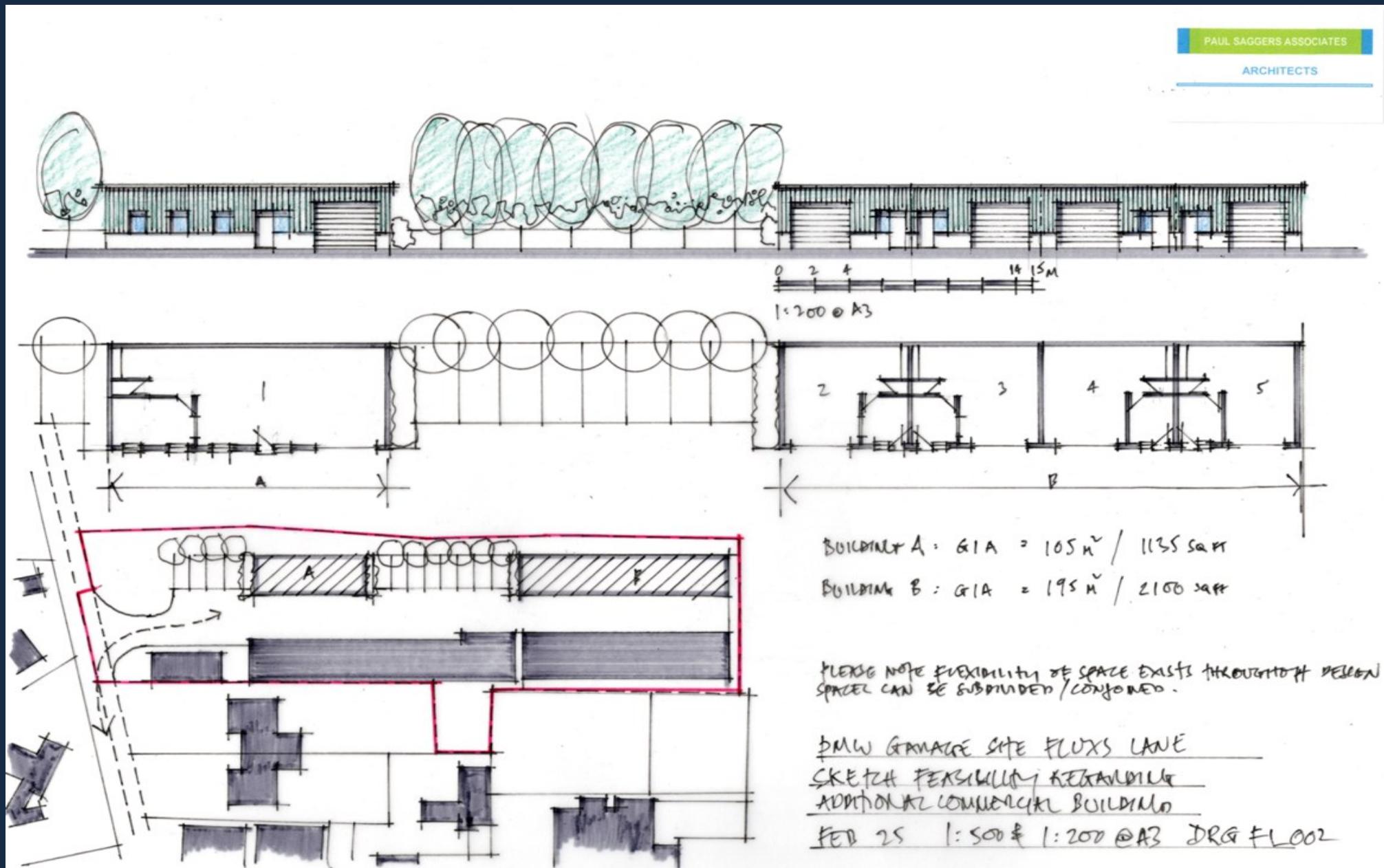
Site Plan



Proposed Sketch Plan (STP)

PAUL SAGGERS ASSOCIATES

ARCHITECTS



These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via:

0208 559 1122

info@claridges-commercial.co.uk
claridges-commercial.co.uk

Offices

17 Hanover Square
London W1S 1BN

Connaught House, Broomhill Road,
Woodford Green, Essex IG8 0XR