

020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

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

Storage Unit with Development Potential

Total area 1906 sq ft

Freehold For Sale or To Let

Flux's Lane, Epping CM16



Description

A substantial business/storage unit offering excellent redevelopment potential, with scope to create two to three additional industrial units (STP). In addition there is a substantial storage unit adjacent to the office. Both units require refurbishment, presenting a significant opportunity for purchasers to add value.

The main office benefits from WC and kitchen facilities and on-site parking is available at the area in front of the unit.

Being sold with vacant possession.

NB—the whole estate can also be purchased.

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.

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

Business/Storage Unit

Unit 10	364 sq ft (33.81 sq m)
Unit 10ab	1542 sq ft (143.25 sq m)
Total area	1906 sq ft (177.06 sq m)

Terms

Available Freehold at £375,000 for both units with vacant possession.

Also available on a new full repairing and insuring lease at a rental of £15 per sq ft.

Business Rates

Epping Forest District Council – Rateable value TBC. Interested parties should make their own enquires 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.









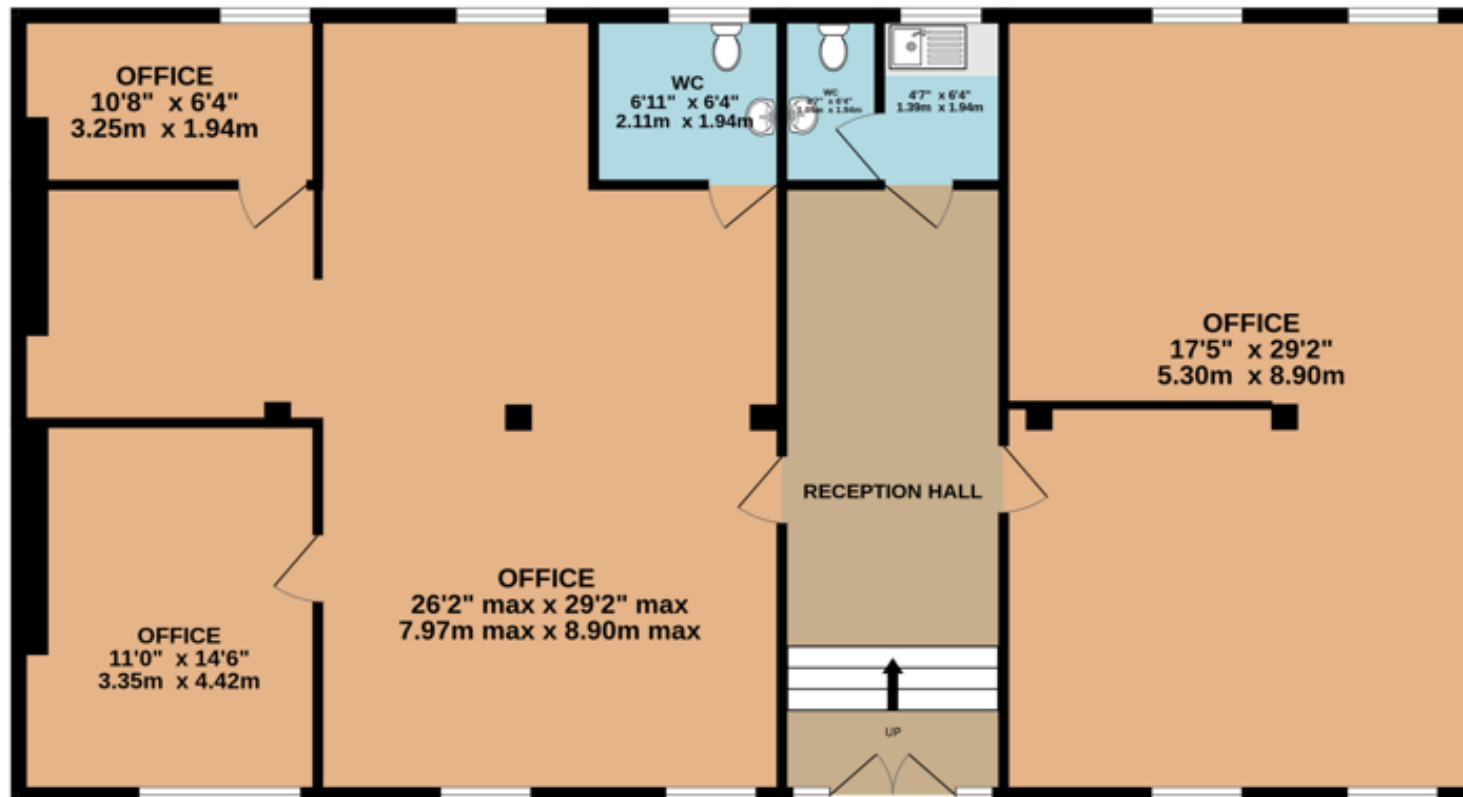
CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS





CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

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



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

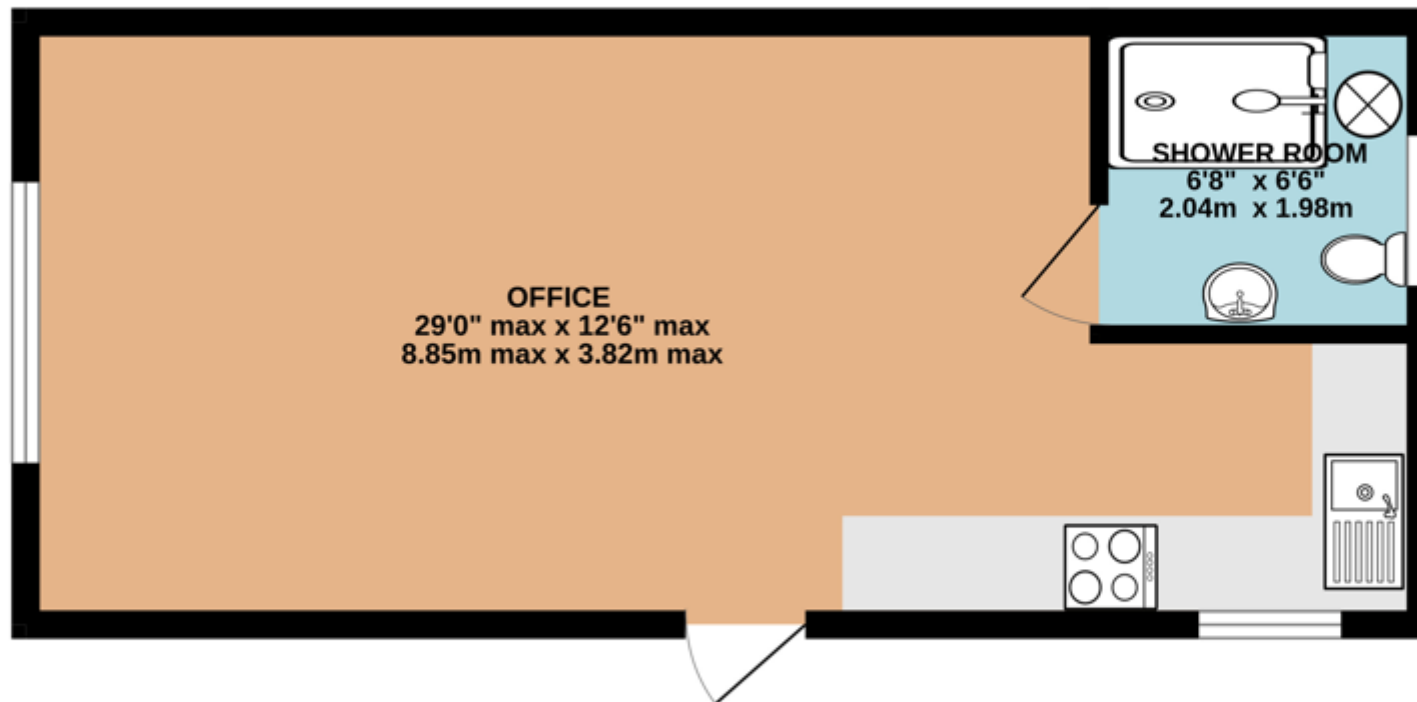
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metronix 07/2024





CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

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



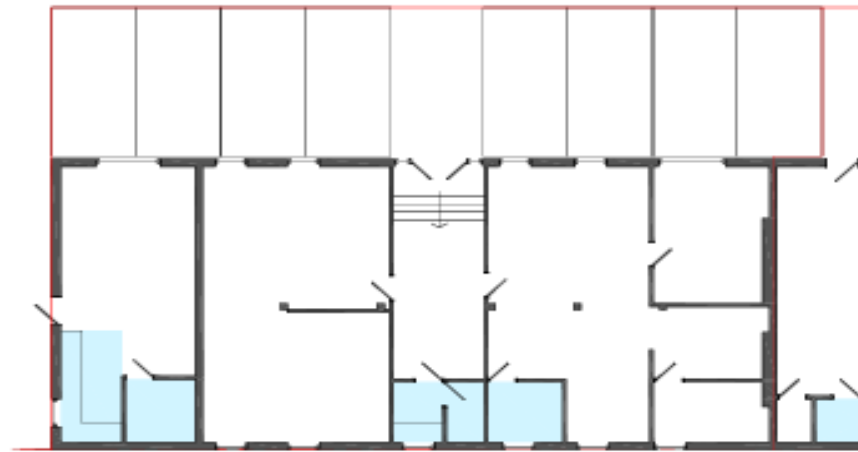
TOTAL FLOOR AREA : 364 sq.ft. (33.9 sq.m.) approx.

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.



Made with MeasureUp 20034

Parking Plan



1:200
0 4 8 12 16 20m

Coopersale Hall Farm, Fluxs Lane,
Unit 10 - 1,906ft² (177.07m²)

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



Image 1



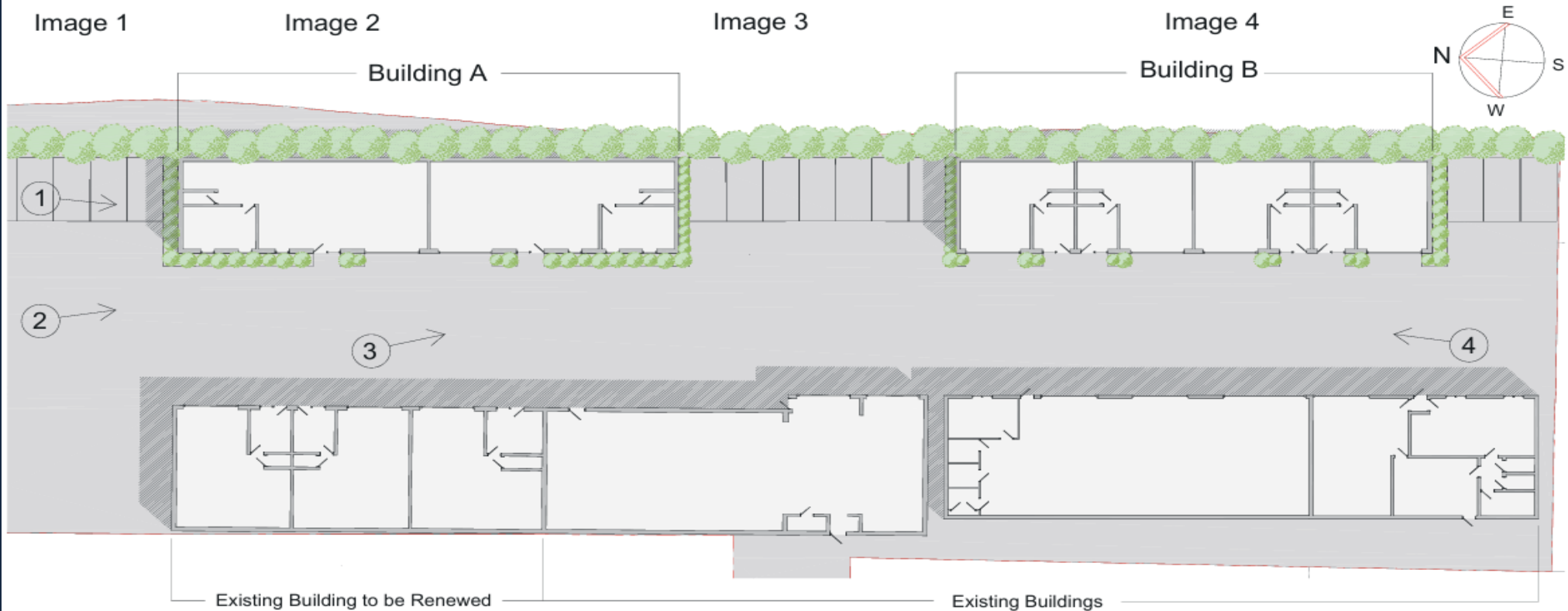
Image 2



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

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