

Coke Gearing

consulting

Chartered Surveyors

Flower Store

Block A, Tylers Cross Nursery, Epping
Road, Roydon, Essex EN9 2DH

Flower Store

- Former horticultural building
- Electric roller shutter door
- Generous yard/compound space suitable for storage and operations
- Good access to major road links
- Suitable for storage
- **NO MAINS DRAINAGE**

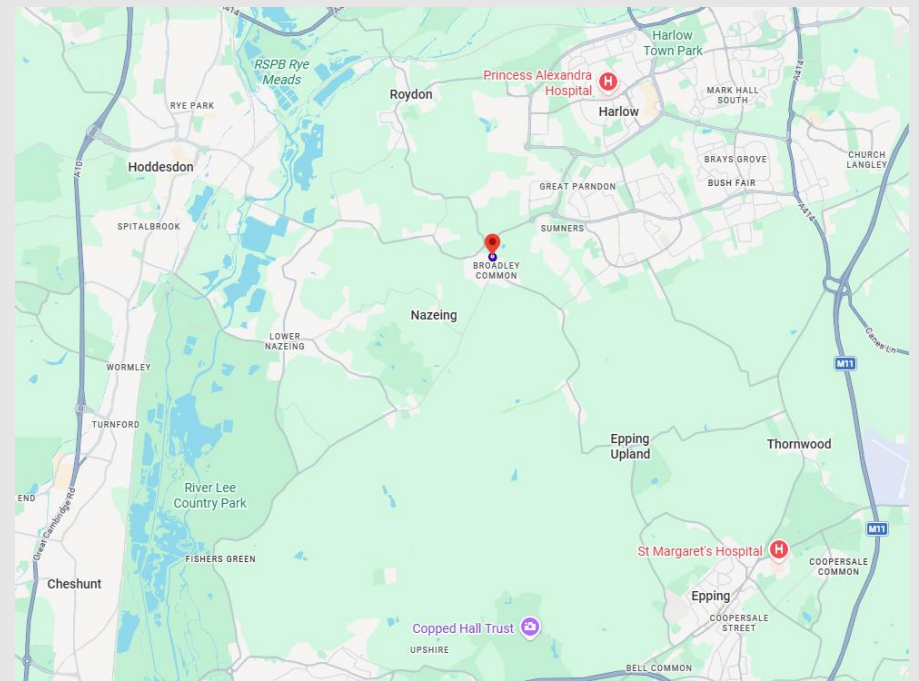


To Let / For Sale

LOCATION

The property situated on the northern outskirts of Broadley Common, within a predominantly rural and semi-rural setting between Epping and Roydon. The location provides a combination of countryside surroundings and convenient access to the wider commercial centres of West Essex and Hertfordshire.

The property is well placed for access to Epping, Harlow, North Weald and Waltham Abbey, with the wider road network providing links towards London, the M25 and Stansted Airport. Epping Road connects into the local road network serving Epping and North Weald, with Junction 7 of the M11 accessible via the A414/B1393, providing direct connections to the M11 corridor and onward to London and Cambridge.



DESCRIPTION

Flower Store

A versatile detached storage unit of steel portal-frame construction under a corrugated steel roof, with profiled steel wall cladding throughout. The unit was mostly used for horticultural storage in the past in connection with the glasshouses in the local area, and would suit a range of alternative **storage, trade or light industrial uses**, subject to any necessary planning consent.

Accommodation

Approximately **2,010 sq ft (186.7 sq m)** of single open-span storage area with a part-boarded concrete floor and strip lighting to the full length of the building, plus roof-light panels providing natural daylight. Partial partitioning/boarding to some bay walls offers scope for reconfiguration into separate storage bays if required. Good clear span and eaves height allow for vehicle and pallet access throughout.

Floor Area – 2,010 sq ft

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently



TENURE

This property is both For Sale and To Let

PRICE

To Let - £16,500 pa

For Sale - £275,000

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

N/A

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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Details prepared on 30/04/26