

Aircraft Hangar

TO LET

15,300 sq ft approx ground floor hangar
550 sq ft approx lean-to offices

Hangar 4, Ronaldsway Airport, Isle of Man



Opportunity

A rare opportunity to lease an airside hangar at Ronaldsway Airport.

Accommodation

The hangar comprises a detached steel frame warehouse with a pitched roof and large sliding door. There is separate pedestrian access at the side of the warehouse and office accommodation is provided in the main warehouse and in a lean-to extension.

Floor areas and rent

The hangar has an approximate ground floor area of 15,300 sq ft and the lean-to provides an additional 550 sq ft of office accommodation.

The expected commencing rent for the hangar is £55,475 pa exclusive of VAT (if applicable) and rates:-

Hangar	15,300 sq ft @ £3.50 psf =	£53,550 pa
Mezzanine	550 sq ft @ £3.50 psf =	<u>£ 1,925 pa</u>
		£55,475 pa

Lease terms

The hangar is available by way of a new lease for a minimum term of 5 years on full repairing and insuring terms.

There will be periodic upward only rent reviews.

Legal costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment through Chapman & Co.

