

## To Let

Hangar NH2  
Cornwall Airport  
Newquay  
TR8 4RQ

Modern airside hangar with apron

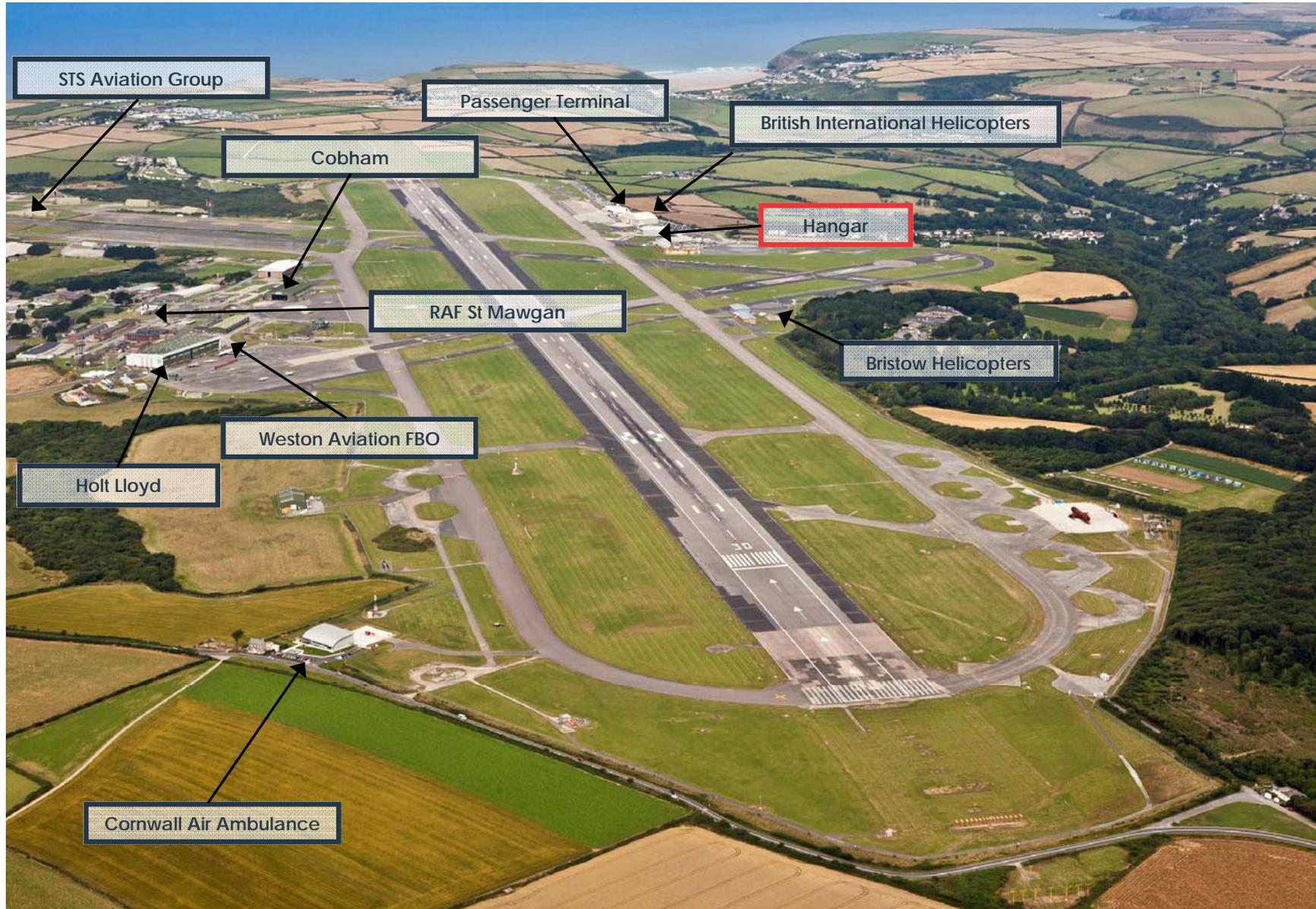
July 2020

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# Highlights

- Modern airside hangar
- Gross Internal Area 1,248 sq.m (13,442 sq.ft.)
- Minimum eaves height 8m
- Airside apron extending to 438 sq.m. (4,714 sq.ft.)
- Full height, retractable aircraft doors
- Cornwall airport has one of the longest runways in the UK at 2,744m
- Suitable for a range of aviation and non-aviation related uses
- Adjacent to Aerohub Enterprise Zone, a proposed 53 acre business park development



## Location

Cornwall Airport is located 5 miles north east of Newquay and 46 miles west of Plymouth. The A30 dual carriageway is 6 miles to the south of the airport and is the principle roadway through Cornwall and Devon, linking Exeter to Penzance. The hangar is situated to the north of the runway, near to the passenger terminal and adjacent to the main car park.



Cornwall Airport provides a passenger terminal for domestic and European flights as well as being a base for a range of aviation and non-aviation businesses.

Passenger numbers have seen a significant increase over the last 5 years, increasing from 250,000 in 2015 to 460,000 in 2019 with the London to Heathrow link being the most popular route. By 2030 the airport is targeting passenger movements of 600,000 per annum.

Cornwall Airport supports one of the largest aerospace clusters (outside of Bristol) in the West of England. There are 14 companies who employ 450 people in various aviation, industrial and educational roles operating from the Airport.

In 2011 the Airport was awarded Enterprise Zone status (Aerohub Enterprise Zone), which provides planning free developments sites and is capable of accommodating up to 2,000,000 sq.ft. of airside and landside hangar space, offices and manufacturing, supporting up to 5,000 jobs.

The Airport has prepared a master plan setting out its growth expectations to 2030, identifying investment and development opportunities to promote the location as a key economic and employment hub for the South West.

## Description

The property comprises a modern (built in 2009) single bay, purpose built aircraft hangar benefiting from direct airside access and apron.

The property is of steel portal frame construction, clad with insulated profile sheeting and translucent roof lights. Eaves height ranges from 8m (min) to 10.9m (max) with a full height sliding door (8m high by 24.5m wide).

Internally the property comprises an open span unit with a concrete floor, florescent tube lighting and welfare facilities. Three phase electricity is available.

Staff car parking is available by way of separate negotiations.

The property was previously used for the storage and light maintenance of aircraft, however, would suit various airside and storage uses.

## Accommodation

We calculate the Gross Internal Area of the property is 1,248 sq.m (13,442 sq.ft.).

Externally the apron extends to 438 sq.m (4,714 sq.ft.).

## Services

The property is served by three phase electricity, water and waste drainage. These services have not been tested and interested parties are to rely on their own investigations.



## Rating Assessment

Billing Authority: Cornwall  
Description: Workshop and premises  
Rateable Value: £37,478  
Rates Payable: £18,701 (UBR for 020/21 is 49.9p in £)

## Tenure

Leasehold

## Lease Terms

Proposals are invited for a new lease based on a quoting rent of **£100,000 p.a.** (exclusive) based on a minimum term certain of 5 years.

A service charge will also be payable and further details are available upon request.

## VAT

All prices quoted exclusive of VAT.

## EPC

Not applicable

## Costs

Each party will bear their own costs in respect of this transaction.



