

LANDSIDE HANGAR AVAILABLE – TO LET

APPROX 11,263 SQ FT / 1,046.37 SQ M GIA



Hangar 26, Percival Way, London Luton Airport





Photo edited for privacy reasons



KEY POINTS

- Comprising open plan hangar space with associated modular offices, reception and W/Cs
- Ground floor measures approx. 10,988 sq ft / 1,020.82 sq m GIA, with approx. 275 sq ft / 25.55 sq m GIA first floor mezzanine
- Parking to the front of the hanger
- Max. eaves height of approx. 7.4m with ridge height of approx. 9.2m
- Roller shutter door measuring approx. 5.95m wide by 6.30 m high.

LOCATION

Located landside at London Luton Airport and accessed off Percival Way. Access is excellent, by road either via Junction 10 of the M1 Motorway or the recently added junction 11a which provides connection to the A5. Luton Parkway Railway Station is located approx. 1.1 miles distant will connect via Luton DART in 4 mins to the airport. Services to London via the Thameslink line are provided to London St Pancras in a journey time of approx. 24 mins and to Black Friars in 43 mins.



RATING

Rateable Value - TBC

Rates Payable - TBC

Interested parties are advised to make their own enquiries with Luton Borough Council 0300 7900349. Small businesses may qualify for small business rates relief.

ENERGY PERFORMANCE CERTIFICATES

D-92, further details available on request.

SERVICE COSTS

Service charge payable—further information available upon further request.

RENT

£145,000 per annum exclusive.

TERMS

Available on a new full repairing and insuring lease on terms to be agreed.

USE

Light Industrial (B1 or B8) provided it is an aviation and/or airport related use. Non-aviation/airport related uses cannot be considered.

VAT

All prices, premiums and rents are quoted exclusive of VAT and if chargeable will be at the prevailing rate.

LEGAL COSTS

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

SUBJECT TO CONTRACT

In accordance with RICS Code for Leasing Business Premises 1st edition, February 2020, we recommend all interested parties seek professional advice from a qualified Surveyor, Solicitor or licensed Conveyancer before entering into a business tenancy.



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