

Aircraft Hangars

TO LET

Situated near to Café Bar Two Zero

Available as a whole or separately

Hangars S1 & S2, Ronaldsway Airport



Opportunity

A rare opportunity to lease two airside hangars at Ronaldsway Airport. The hangars are available to lease as a single demise or separately.

Accommodation

The premises comprise two adjoining steel frame hangars with pitched roofs and sliding front doors. There is pedestrian access at the rear of the units.

Floor areas and rent

The hangars purposes provide the following approximate gross internal floor areas:-

Hangar S1	2,050 sq ft
Hangar S2	<u>2,090 sq ft</u>
	4,140 sq ft

Our client is seeking proposals from interested parties to lease the hangars. The expected commencing rents shown below are exclusive of VAT and rates.

Hangar S1	2,050 sq ft	@ £8.50 psf	£17,425 pa
Hangar S2	2,090 sq ft	@ £8.50 psf	£17,765 pa

Lease terms

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

There will be upward only rent reviews in every 3rd year.

Legal costs

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

Viewing

Strictly by appointment through Chapman & Co.

