



TO LET

Hangar One

Runger Lane

Manchester Airport (MAN)

UK

M90 5FL

www.hangar1man.com

Highlights

- Airside hangar facility located at Manchester Airport, UK
- Formally Thomas Cook's operational HQ and principal MRO facility
- Extensive front and rear aprons extending to 1.14 ha (2.83 acres) with direct runway access
- Two full height access doors (measuring approximately 21m high) providing full 360 degree hangar circulation
- Modern, three storey HQ office accommodation, ancillary staff facilities and specialised workshops
- Gross Internal Area **22,809 sq.m. (245,522 sq.ft.)**
- Onsite car parking for circa 180 cars
- Unique MRO and freight facility at one of Europe's busiest airports





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Airport Overview

AIRPORT

- Manchester Airport is the busiest regional airport in the UK outside of London, with over 28 million passengers per annum, operating 24 hours a day, 365 days a year.
- Over 70 airlines operate from the Airport with 220 direct destinations in 50 countries. Operators include Virgin Atlantic, Etihad, Qatar, Emirates, Cathay Pacific, SAS, Jet2.com, American Airlines and British Airways.
- The Airport operates three passenger terminals and two runways which extend to 3,015m and 3,200m (Heathrow is the only other airport to have two runways in the UK).
- The World Freight Terminal at the airport handles circa 120,000 tonnes of air cargo annually. Over 100 logistic and distribution companies are based on and around the airport with occupiers including DHL, Kuehne + Nagel and Amazon.

INVESTMENT PLAN

- The airport has embarked on a 10 year, £1bn transformation programme which will see significant improvements across the wider airport complex including a 150% expansion of Terminal 2 (recently completed) and an additional 3,800 car parking spaces. It is envisaged the investment will enable the airport to deliver 55 million passengers a year once complete.
- Manchester represents the largest UK city regional economy outside London, with an economy worth £62.8 billion.
- Airport City (Greater Manchester Enterprise Zone), a £1 billion business hub location, providing state of the art accommodation for the office, advanced manufacturing and logistical sectors is situated in close proximity.

(source: Manchester Airport Group)



Global Gateway to the North

- Manchester Airport is located, 9 miles south of Manchester city centre, just off the M56 Motorway.
- The airport benefits from excellent connectivity, with a population of over 22.4 million within a 2 hour drive time.
- Junction 20 of the M6 Motorway is 10 miles to the west, which provides access to the north / Scotland, as well as the South East (via the M1 Motorway) and the South West (via the M5 Motorway).
- Being an international airport, public transport connectivity is exceptional, with a dedicated Metrolink at the heart of the airport campus, providing direct access to Manchester Piccadilly train station in approximately 20 minutes.
- Manchester Piccadilly train station provides a regular service to London Euston in approximately 2 hours. A new HS2 station is proposed at the airport, which will significantly increase the direct connectivity between Manchester, Birmingham and London.



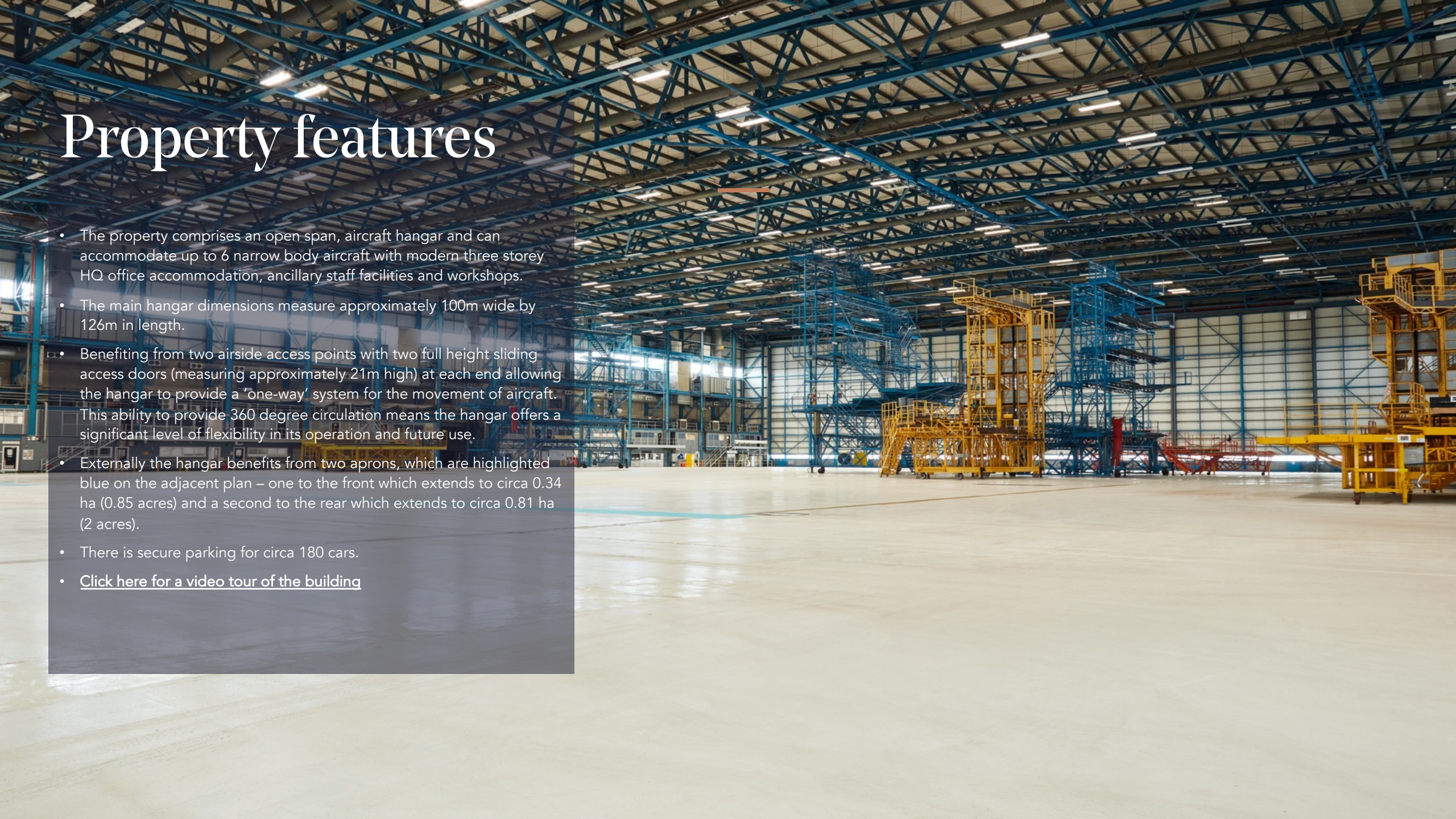
Hangar situation

- Hangar One is situated to the western edge of the airport, in a highly prominent location adjacent to the World Freight Terminal. The hangar is the largest situated at Manchester Airport and benefits from direct runway access. Landside to airside access is provided via Runger Lane, with a manned security access point.
- The subject property previously operated as Thomas Cook's principal MRO facility, with the recently renovated main office housing their head quarter administrative operations.
- Nearby airside occupiers include Jet2.com and Signature along with a multitude of landside occupiers, handling firms, third party logistics and other aerospace related companies.
- Over 70 airlines operate from the Airport, including Virgin Atlantic, Etihad, Qatar, Emirates, Cathay Pacific, SAS, Jet2.com, American Airlines and British Airways.



Property features

- The property comprises an open span, aircraft hangar and can accommodate up to 6 narrow body aircraft with modern three storey HQ office accommodation, ancillary staff facilities and workshops.
- The main hangar dimensions measure approximately 100m wide by 126m in length.
- Benefiting from two airside access points with two full height sliding access doors (measuring approximately 21m high) at each end allowing the hangar to provide a 'one-way' system for the movement of aircraft. This ability to provide 360 degree circulation means the hangar offers a significant level of flexibility in its operation and future use.
- Externally the hangar benefits from two aprons, which are highlighted blue on the adjacent plan – one to the front which extends to circa 0.34 ha (0.85 acres) and a second to the rear which extends to circa 0.81 ha (2 acres).
- There is secure parking for circa 180 cars.
- [Click here for a video tour of the building](#)



Accommodation

We calculate the Gross Internal Area to be approximately:

	sq.m	sq.ft
Main hangar	12,962.3	139,523
Hangar ancillary	1,800.9	19,385
Three storey HQ offices	5,718.6	61,555
Ground floor workshops	1,491.2	16,051
Temporary office	836.8	9,008
Total	22,809.88	245,522

Total site area is approximate 3.75 ha (9.27 acres), including two aprons extending to 1.14 ha (2.83 acres)

Rating Assessment - The property has a rateable value of £1,510,000. The Uniform Business Rate for 2021/22 is 51.2p in the £.

Services - The property benefits from all mains services. These have not been tested and interested parties are to rely on their own enquiries.

EPC - The property has a rating of 212 (G). A copy of the EPC is available upon request. The property benefits from a MEES exemption given the specialist nature of the building.

Service Charge - There is a service charge in place which is administered by the superior landlord. The tenant will be required to contribute towards this service charge. The current service charge contribution payable for 2020/21 is £53,215.

Data room - Further information and data room access is available at www.hangar1man.com



Lease Proposal

We are instructed to seek proposals for a new full repairing and insuring lease on terms to be agreed.

Viewing Arrangements - By prior appointment only. Photographic identification (either driving licence or passport) will be required in order to obtain access to the premises.

VAT - VAT will be chargeable

Professional Costs - Each party is to be responsible for their own legal and professional costs incurred unless otherwise stated.

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Satisfactory proof of the source of funds for the Buyers / funders / lessee.