

To Let

Hangar 3, Exeter International Airport, EX5 2DB



18,355 Sq Ft (1,705 Sq m) warehouse suitable for commercial or aviation uses

Key Facts

- 5.5 m clear height
- Aircraft tail docks
- Suitable for 'airside' or commercial uses
- Full height and width concertina doors
- Additional office space available



Location and Situation

Location

Hangar 3 is located at the entrance to Exeter International Airport. Transport links are second to none. The Airport is located close to the A30 and J.29 of the M5. There are regular bus services running from the City and commuter flights to destinations such as London, Manchester and Edinburgh.

Description

The warehouse building is currently located airside within Exeter Airport's perimeter fence. It is available for aviation uses in its current configuration or with adjustment to the access can be made available for non-airport commercial uses.

The warehouse will be subject to landlords works prior to occupation to suit tenants needs.



Description	Sq Ft	Sq M
Warehouse	18,355	1,705
Total GIA	18,355	1,705

Parking

Additional parking aside from the warehouse apron will be available by separate negotiation.

Office Space

There is no dedicated office space within the warehouse but offices can be rented by separate negotiation in the adjoining Airport House building.

Office suite within adjoining Airport House.



Tenure

The property is available leasehold for a term to be agreed.

Flexible lease terms will be considered.

Rent

The premises are available to rent at £4 psf, exclusive of rates and service charge.

Tenants will be responsible for their own utility charges.

Services

The unit benefits from power, water and heating. The requirement of any incoming tenant's services will be considered and addressed within the works programme.

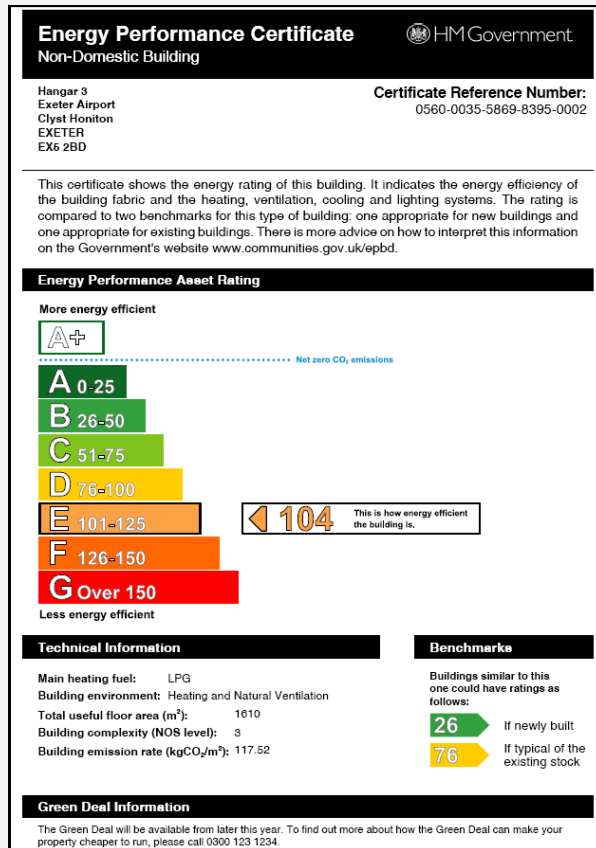


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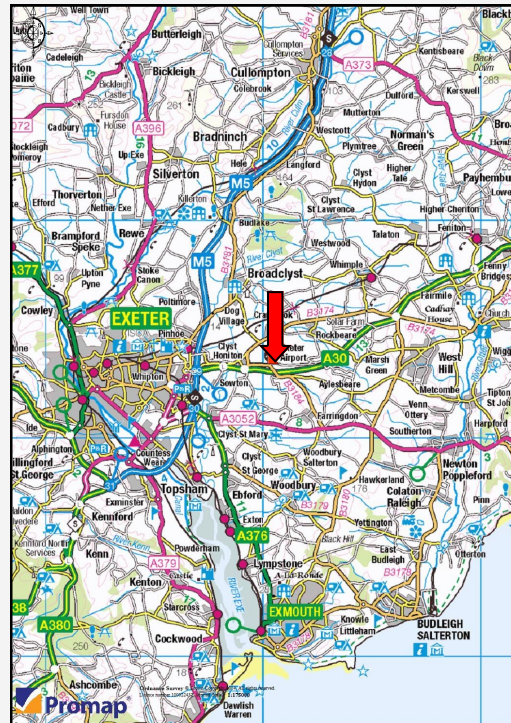
Further Information and EPC

Energy Performance Certificate



VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that prospective purchasers establish the VAT implications before entering into any agreement.



Viewing Arrangements

Please arrange an appointment through Alder King LLP.

Further Information

Please contact the sole agents:

Alder King Property Consultants

Endeavour House

Pynes Hill

Exeter

EX2 5WH

Noel Stevens

01392 353093

nstevens@alderking.com

Lee Southan

01392 353090

lsouthan@alderking.com

SUBJECT TO CONTRACT

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