

NORMAN HANGAR **CARDIFF AIRPORT** CF62 3DP

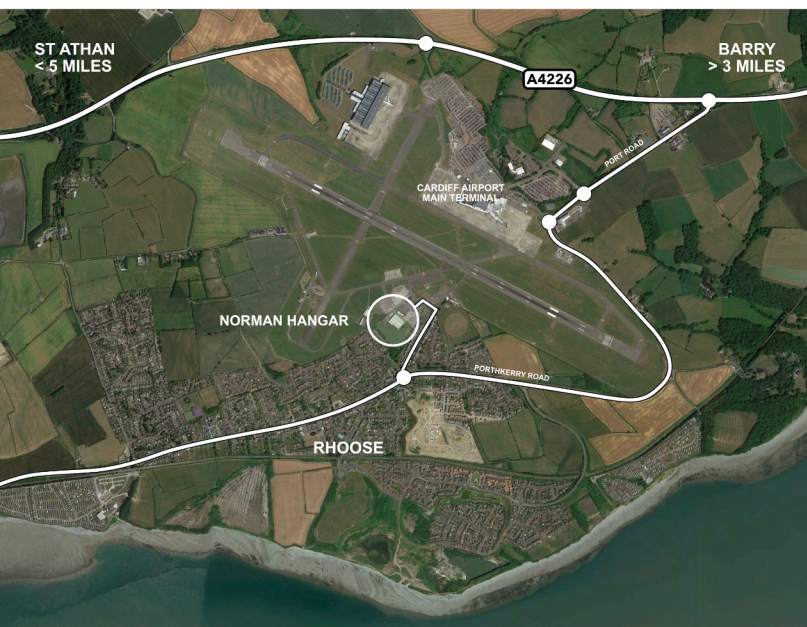


Norman Hangar, Southside, CARDIFF AIRPORT CF62 3DP

AVIATION HANGAR unit **AVAILABLE TO LET** - potential for alternative uses

Offices arranged over two floors - **total gross internal floor area 34,114 sq ft (3,169 sq m)**

cardiff airport 
maes awyr caerdydd



LOCATION

Cardiff Airport is the National Airport for Wales, providing economic benefits, jobs and ensuring global connectivity. The Airport facilitates more than 4,000 jobs in Wales, by ensuring safe and secure Airport operations at Cardiff and St Athan and typically drives over £200m of economic benefit to Wales annually.

There are more than 30 direct routes currently on sale and 155 connecting global destinations available via Amsterdam Schiphol.

The Airport's runway is 2,354m long and 45m wide and, on average, up to 25 aircraft can take off and land every hour. Take off and landing over either the sea or agricultural land ensures that the Airport has a low noise impact on the neighbouring community.

The Airport is situated in the Vale of Glamorgan, just 13 miles from junction 33 of the M4 and around 30 minutes from Cardiff city centre.

Cardiff Airport forms part of the Welsh Government's St Athan. For more information on the Enterprise Zone please visit the Business Wales [website](#). The Norman Hangar is located Southside at Cardiff Airport is well positioned for aviation related uses.

DESCRIPTION

The property comprises a steel portal frame hangar building with profile clad elevations under a pitched roof.

The unit has a minimum internal eaves height of approximately 5.4 metres (10.12m at apex) and a total gross internal floor area of approximately **3,169 sq.m (34,114 sq.ft)**.

There is a hangar door (**38.6m width**) in the north western elevation.

SERVICES

Mains water, drainage, gas and 3 phase electricity are connected. Heating is provided by overhead radiant heaters to the hangar and an air conditioning system is provided to the offices.

TERMS

The property is available for a minimum 5 year term and on the basis of a full repairing and insuring lease.

RENT

Annual rent is based on £205,000 per annum (£6.00 per sq.ft per annum) exclusive. There is a service charge applicable currently running at £0.25 per sq.ft per annum.

BUSINESS RATES

The property currently has a Rateable Value of £88,000. The UBR for the year 2024/25 is 56.2p in the pound making full rates payable of £49,456.

INSURANCE

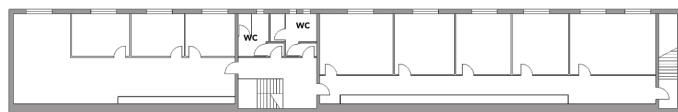
The Landlord insures the building and recovers the premium from the Tenant

VAT

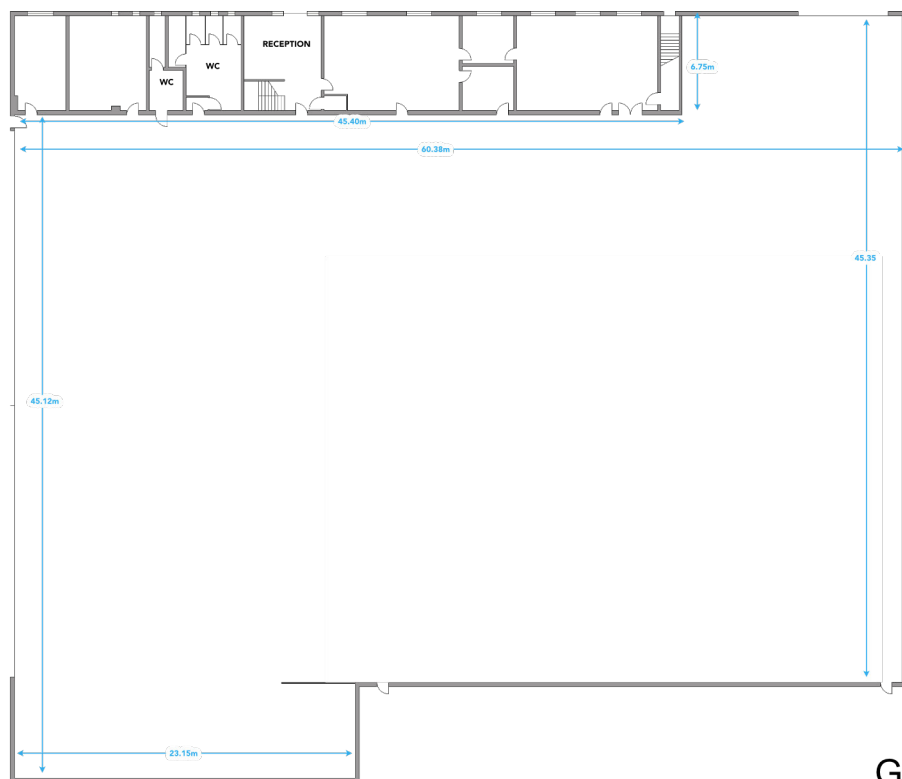
VAT is applicable.



FLOOR PLANS



FIRST FLOOR OFFICES



GROUND

NB. FLOOR PLANS AND DIMENSIONS FOR INDICATIVE PURPOSES ONLY



EPC

Available on request.

LEGAL COSTS

A contribution of £750 plus VAT is normally paid by tenants for legal costs involved in preparing formal lease documentation.

VIEWING & FURTHER INFORMATION

For further information please contact:

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