

Hangar 6, Northside Business Park, Stansted Airport, Essex CM24 1RY

INDUSTRIAL TO LET

47,472 sq ft 4,410 sq m

Coke Gearing
consulting
Chartered Surveyors



- Available in July 2025
- Large power supply offering 768 Kva
- Generous on-site car parking 76 + parking spaces
- Excellent access to Stansted Airport, M11 Junction 8 and A120

Location

The property is located on Northside Business Park at Stansted Airport. Ideally located being under one mile to Junction 8 of the M11 and A120 and 15 miles to Junction 27 of the M25. Located on Stansted Airport boundary, ideal for aviation occupiers, but the Airport also providing a National hub for transport and European hub for flights.

Description

A detached industrial property of steel portal frame construction under a sheet metal pitched roof. Externally the property is mainly sheet metal clad with attractive continuous glazing, in sections, to the front elevation and glazing continuing at approx. 2.2 m to the western elevation.

The property is a HQ-style warehouse facility which is currently being used for aviation engineering but is also deemed suitable for a variety of different uses including storage and distribution.

To the front of the property is car parking with the main facility being entered via central pedestrian double doors opening into a double height atrium area together with reception, communal area and staircase.

There are three storeys of office space, the ground floor being the more functional for warehouse connectivity, the first floor partly open plan and partly partitioned into separate offices and the second floor being director offices, board and meeting rooms. All floors have WCs and kitchenettes. There is plenty of natural light in all areas and a passenger lift. Office space mainly laid to carpet, with suspended ceiling, recessed lighting and perimeter trunking.

The industrial area has three level access doors, a roller door on the western elevation (4.2 m wide x 5 m high) and two roller doors on the southern / rear elevation main door (5.5 m wide x 5.2 m high).

There is a minimum internal eaves height of 8 m rising to a ridge height of 12.75 m in the pitched roof with ample translucent roof panels. There is strip lighting throughout and gas radiant space heating.

Within the warehouse area WCs and a canteen area are provided. There is also a mezzanine floor towards the rear and side elevation with height to the underside of 4.6 m. For use as storage or further offices if desired.

Externally the property boasts parking for 76 cars and a rear yard for loading.

Services

The property benefits from Three Phase electricity with a rare large supply of **768 Kva**, mains gas, water and drainage. Fibre internet. These services have not been verified or tested.



Accommodation

Workshop / Industrial	2,911 sq m	31,333 sq ft
Workshop Mezzanine	573 sq m	6,168 sq ft
Offices	926 sq m	9,971 sq ft
TOTAL	4,410 sq m	47,472 sq ft

Terms

Rent of **£590,000 per annum exclusive**.

Available on a new sub lease for a minimum term of five years with no maximum on FRI commercial terms. Occupiers are required to have a link to aviation to conform with lease terms.

EPC

The property is listed as having an EPC energy rating of C. The certificate is valid until 10/02/2029.

Business Rates

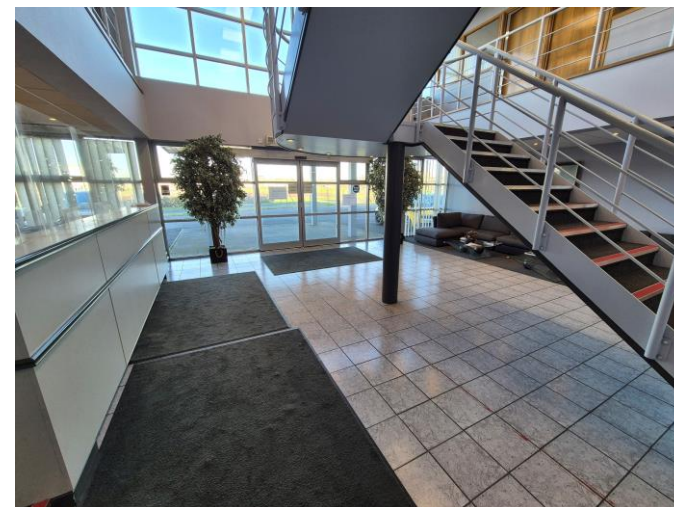
The property is listed jointly with the adjacent property; however, the provision for business rates for this facility we are advised would be £126,160 payable per annum.

Vacant Possession

The current occupier is estimated to vacate the premises early June 2025. Please contact the agent for further details.

Legal Costs

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



Viewing available via joint agents,

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