



TO LET HANGAR 7

MAINTENANCE AREA 2, LONDON GATWICK AIRPORT (LGW)
LARKINS ROAD, RH6 0ND, UNITED KINGDOM

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THE OPPORTUNITY



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Rare opportunity
to lease one
of few aircraft
maintenance
facilities at a major
UK and London
airport



Newly refurbished hangar facility
located on the airside/landside
boundary at London Gatwick
Airport



Miscellany of specialist
equipment left by the outgoing
tenant, such as an aircraft nose
dock



Comprehensively refurbished
office and training
accommodation with workshops
and ancillary storage



Formerly occupied by
Virgin Atlantic as an MRO facility
and operational headquarters

4.67 ACRES

Extensive front apron extending
1.89 hectares (4.67 acres)
subject to change via the
implementation of the Northern
Runway, further information
available

51,325 SQ FT

Hangar gross internal area of
51,325 sq ft (4,770 sqm)

100 

Onsite parking for circa 100 cars





AIRPORT KEY FACTS

46m

London Gatwick Airport is the second largest airport in the UK, with over 46 million passengers in 2019, operating 24 hours a day 365 days a year

50 airlines

Over 50 airlines operate from the Airport serving in excess of 230 global destinations, 66 of which being long-haul

119 stands

The airport currently operates two passenger terminals with 119 stands and a single runway extending to 3,316m

GATWICK EXPANSION PLAN

Plan

Plans are in consultation to make routine use of the standby runway, together with various other expansion plans including developments to the infrastructure and overall capacity of the airport

75m

With the planned improvements, the airport could serve an estimated 75 million passengers by 2038

£2b

The improvements would ultimately amount to some £2bn of value-added economic benefit overall



AN INTERNATIONAL HUB

Gatwick Airport is a major international airport, the second largest in the UK

1.74m

The airport benefits from excellent connectivity, with a population of 1.74 million within a 45-minute drive

120 Stations

By rail, Gatwick is the best-connected airport in the UK, providing a direct connection to over 120 stations including London Victoria in 30 minutes via Gatwick Express

10 MIN

The property is situated less than a 10-minute drive from Junction 9 of the M23 which connects to Junction 7 of the M25



HANGAR SITUATION



The hangar is located on the north west side of the airport within Maintenance Area 2 and is accessed via dedicated taxiway Tango



The property connects both landside to the north on Larkins Road and airside to the south adjacent to the standby runway, subject to change via the implementation of the Northern Runway, further information available



The subject property previously operated as a Virgin Atlantic MRO facility, with the recently renovated offices and training facilities accommodating various related administrative operations

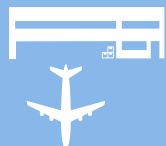


Nearby airside operators include the MRO Hangars of Boeing, easyJet and British Airways, together with numerous landside operators, handling firms, third party logistics and other aerospace related companies

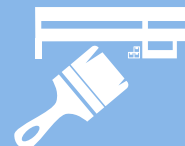




BUILDING SPECIFICATION



The property comprises an open span aircraft hangar which can accommodate either a single wide body aircraft (Code F) or two narrow body aircraft (Code C) with modern three storey HQ office accommodation, ancillary staff facilities, workshops and stores



The hangar was originally constructed in 1989 and has recently undergone a comprehensive refurbishment by the outgoing tenant of the hangar, offices, workshops and storage areas



The hangar measures approximately 67m wide by 74m in length with a 20m eaves height, capable of accommodating 1x 787 aircraft or 2x A320 aircraft. Interested parties should satisfy themselves on the suitability of the hangar for the combinations of aircraft they wish to accommodate.



ACCOMMODATION

We calculate the gross internal areas to be as follows:

Building	sq ft	sq m
Offices and Training Facilities	24,067	2,237.2
Workshops and Stores	15,913	1,478.89
Simulator	1,728	160.59
Hangar Bay	51,325	4,769.98

Land	Acres	Hectares
Parking	0.36	0.15
Apron*	4.67	1.89
Open Storage	1.12	0.45

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 an EPC rating of E

Service Charge

TBC

Data Room

Access available upon request



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*Subject to change via the implementation of the Northern Runway. Further information available.

LEASE



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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