



Hangar & Apron, Inverness Airport Business Park, Dalcross, By Inverness, IV2 7JB

Property is located "air side" — security vetting will be required

- Securely located on the south side of Inverness Airport forming part of Inverness Airport Business Park
- Adjoining occupiers include Gama Aviation & Bristow Helicopters
- GIA: 221.25 sq.m / 2,382 sq.ft or thereby
- Main Door: 12.2m (W) x 4.8m (H)
- Rental: £40,000 per annum excluding VAT
- Rateable Value: £38,000





LOCATION

The hanger is situated on the south side of Inverness Airport (airside), forming part of Inverness Airport Business Park. The airport lies approximately 7 miles to the east of the city of Inverness, just off the A96 trunk road.

Inverness Airport benefits from daily links to London Heathrow and Amsterdam, as well as providing a range of flights to other UK and European destinations.

This is a prime location and serves Inverness and the wider north of Scotland area. It is strategically placed, with easy access to Inverness – Nairn, A96, A82 and A9 trunk roads.

DESCRIPTION

The property comprises a detached hanger, which is ideal for rotary operation or secure storage.

The Gross Internal Area extends to 221.25 sq.m / 2,382 sq.ft or thereby.

The main sliding door extends to 12.2m (W) x 4.8m (H).

The Apron benefits from two helicopter spots extending to approximately 1,066 sq.m or thereby.

There is hardstanding to accommodate car parking and any modular buildings.

Site Plan available on application to the marketing agent.

The property is located "air side", meaning any tenancy will be subject to security vetting by Inverness Airport.

SERVICES

We understand that the property is connected to mains water, electricity and drainage.

LEASE TERMS

Our client is seeking a minimum lease of 12 months, on a Full Repairing and Insuring term.

RENTAL

£40,000 per annum net of VAT.

VAT

Applicable.

RATEABLE VALUE

£38,000.

LEGAL COSTS

Each party to pay their own legal costs.

ENTRY

By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

To arrange a viewing contact:



Kenny McKenzie

Senior Surveyor

Kenny.McKenzie@g-s.co.uk

01463 701887



Jeff Collins

jcollins@hial.co.uk

07748 328 817

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2022