



## Hangar 2

North Weald Airfield, Merlin Way, Epping, CM16 6HR

**Warehouse on a site of 2.58  
acres located on a secure  
airfield**

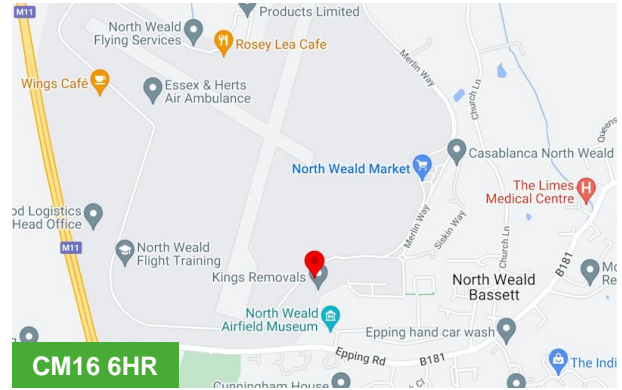
**29,517 sq ft**  
(2,742.22 sq m)

- Loading doors at both ends of the property
- Eaves height of 8.9m rising to 10.5m at the ridge
- LED lighting to the warehouse
- Clear span storage space
- Office space with staff welfare facilities

# Hangar 2, North Weald Airfield, Merlin Way, Epping, CM16 6HR

## Summary

<b>Available Size</b>	29,517 sq ft
<b>Rent</b>	£390,000.00 per annum NO VAT
<b>Business Rates</b>	According to The Valuation Office Agency website www.voa.gov.uk, the Rateable Value is £88,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
<b>Service Charge</b>	No current service charge but the landlord reserves the right to implement one in the future.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry



## Description

The property comprises a detached former aircraft hangar located on North Weald Airfield. The property is of steel frame construction with a steel-clad elevation and a pitched clad roof incorporating translucent roof lights. The unit benefits from clear span space making it ideal for warehouse use.

There are loading doors to both ends of the properties with both leading on to concreted yard areas. The airfield is securely fenced and gated.

## Location

North Weald is located within 3 miles of the M11/A414 interchange, providing a strategic location with direct access to London via the M11 southbound, and Cambridge in the northbound direction. At junction 9 of the M11 is the A11 which feeds onto the A14 which in the eastbound direction provides access to the port of Felixstowe. Junction 6 of the M11 provides access to the M25 and is located approximately 7 miles to the south. The Unit is located on the North Weald Airfield, where there are a number of industrial / storage users in similar accommodation within the southern end of the airfield.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor hanger	29,519.60	2,742.46
<b>Total</b>	<b>29,519.60</b>	<b>2,742.46</b>

## Terms

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.

## Viewing & Further Information



### James Issako

01279 620 200 | 07817 269 490

ji@dww.co.uk



### Simon Beeton

01279 620225 | 07976 523 373

scb@dww.co.uk

### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

### MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:  
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;  
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;  
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;  
(iv) All prices quoted in these particulars may be subject to VAT in addition; and  
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;  
(vi) All quoting rents, prices and terms are expressed subject to contract;  
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 04/04/2024