

To Let

Rental guide £185,000 pax

Southern Hanger 4, Newquay Airport, Carloggas,
St. Mawgan, Newquay, Cornwall TR8 4RQ

5,474 sq m
(58,915 sq ft)

Summary

- Rare large warehouse opportunity
- Alongside Newquay Airport
- Detached building
- Fenced compound
- Max eaves over 12 m
- New lease available

Location:

The premises are located on the western side of Cornwall Airport Newquay, approximately 4 miles from Newquay and 6 miles from the main A30 trunk road at Indian Queens. The location is ideal for serving Cornwall with most of the county less than one hour away by vehicle. Penzance in the west is 40 miles distant and Launceston around 38 miles to the east.

As well as very good road links from the property via the A3059 and A30, Cornwall Airport Newquay operates daily national and international flights.

There are already a number of private businesses located at the Airport and this will grow with future development on the adjacent Newquay Aerohub site.

Description:

A substantial detached building, originally an aircraft hanger but more recently used for commercial warehouse and distribution purposes.

The building has internal offices and the benefit of large sliding doors along the full length of the eastern elevation which open onto an enclosed fenced

compound area. The compound has direct airside access to the runway at Cornwall Airport Newquay if required and subject to agreement of appropriate terms.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

Approx	sq m	sq ft
Main warehouse	4,868	52,394
Ancillary GF workshops	235	2,533
Ground floor offices	237	2,548
First floor offices	134	1,440
Total GIA	5,474	58,915

Service charge:

A service charge is levied for the upkeep and maintenance of communal areas. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (61) expires March 2035

Planning:

Planning permission was granted in 2016 for the use of the building to provide a storage and distribution centre PA16/0745. Interested parties should always make their own planning enquiries.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £121,000, therefore making the approximate Rates Payable £58,080 for the year 2026/27.

Interested parties are advised to confirm the rating liability with Cornwall Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new full repairing and insuring lease. Lease length to be agreed. Rental guide £185,000 per annum.

Legal fees:

The ingoing tenant is responsible for a contribution to the Landlord's reasonable legal fees in relation to this transaction.

VAT:

All figures quoted are exclusive of VAT if applicable.



AML:

Please note that due to the rental value of the property, the letting falls within scope of the Money Laundering Regulations. Accordingly, prospective tenants will be subject to appropriate identity and customer due diligence checks on acceptance of any offer/proposal.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

Alan Treloar

Tel: **07841 150 714**

Email: atreloar@vickeryholman.com

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Truro Office

Walsingham House, Newham Road,

Truro, Cornwall, TR1 2DP



