



# TO LET

**HIGH QUALITY OFFICES / OPERATIONS BUILDING**

**(FOR AIRPORT/ AVIATION RELATED USES)**

**LOCATED AT LONDON BIGGIN HILL AIRPORT**

**APPROX 323 SQ M (3,473 SQ FT)**



## LOCATION

The premises are located within the operational boundary of Biggin Hill airfield, and more specifically in that location known as "South Camp". Full details relating to the airport and its operations are available on our website [www.bigginhillairport.com](http://www.bigginhillairport.com)

## LONDON BIGGIN HILL AIRPORT

Biggin Hill Airport Ltd, Biggin Hill, Bromley, TN16 3BH

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The statements contained in these details are believed to be correct. Their accuracy is not guaranteed and do not form any part of an offer. None of such statements are to be relied upon as a representation of fact. Intending purchasers must satisfy themselves as to their correctness by inspection or otherwise.

## DESCRIPTION

Recently completed in 2008 the building comprises of a high quality built modular building of external dimensions 12.4m x 26.5 m. The walls of the building comprise of plastisol coated steel coloured in Goosewing Grey, with a plastisol coated steel fascias in Merlin Grey. All windows are PPC aluminium framed double glazed units.

## ACCOMODATION (REFER TO LAYOUT PLAN ATTACHED)

Single storey office building consisting of the following:-

Room 1 (Entering through landside door.)	48 sq.m.
Room 1a (Small room, used as a "Comms" room.)	3 sq.m.
Room 2 (Leading off central hall way, west side.)	29 sq.m.
Room 3 (Leading off central hall way, west side.)	11 sq.m.
Room 4 (Reception area entrance via double automatic doors.)	49 sq.m.
Room 5 (Accessed internally from room 4 by a set of Double glass doors, with views airside.)	55 sq.m.
Room 6 (Leading off central hall way, east side.)	7 sq.m.
Room 7 (Leading off central hall way, east side.)	47 sq.m.

In addition the premises also have the benefit of male and female toilets, with an additional separate disabled toilet, and shower facilities. The premises also have the benefit of two kitchens.

## AMENITIES

The facility comes with the benefit of 23 car parking spaces, 3 of which are located directly outside the property with the remaining 20 located within easy walking, a short distance from the property.

In view of the location of the premises, at Biggin Hill Airport, occupiers will need to be in an airport or aviation relation related business.

## RATES

The premises have yet to be assessed for rating purposes.

## LEASE

The premises are available for let on a new full repairing and insuring lease outside the provisions of the Landlord and Tenant Act for a term to be agreed. Commencing rent £45,000 per annum plus VAT.

## VIEWING

For further information relating to the above property please contact the Estates Manager, Katy Woolcott who is based at the airport, contact details as shown overleaf.

Our ref:KW2686

# LOCATION PLAN



Location of the modular building.

Car parking for 3 cars outside the property

Car Parking for 20 cars.



