

HANGAR 5, NORTH WEALD AIRFIELD, ESSEX, CM16 6HR



Location

Steel frame and steel clad hangar building, situated in the south east corner of North Weald Airfield, adjacent to Hangars 1 and 3, shown by red verge on the plan. Access is obtained from Merlin Way via the airfield gatehouse and the airfield perimeter track, as shown by brown colour. The tenant is not required to contribute towards the upkeep of the access roads. The building has a three phase electricity supply and toilet facilities (photo taken from north eastern aspect).

Accommodation:

Gross internal area approximately 2725 m² (29,300 sq ft)

Rates:

Rateable Value
£ 85,500 (2005 Rating List)

UBR 2009/2010
£ 0.483

Rates payable
£ 41,467.50

Services

Water and electrical services are available. Connections are subject to application by the lessee to the Council.

Use:

Consideration will be given to any storage use within Class B1 /B8 of the Use Classes Order 1987, which appears suitable to the Council as Landlord.

- Terms:** Lease terms on application. The principal terms and conditions are set out below. Offers in excess of £ 70,000 per annum invited.
- Viewing:** Viewing is by appointment only. Appointments may be made by contacting Mr Scott on 01992 564407.
- Further Information:** Further information can be obtained from Mr Scott.
- Form of Offer:** Applicants wishing to submit a rental offer will be provided on request with full documentation and should then return the offer form together with any supporting documents in the special envelope provided to the Valuation and Estates Division, Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 **by noon on 11 November 2009.** **Applications received after that time will not be considered.**
- The envelope must not bear any distinguishing matter or mark indicating the identity of the sender and must be sealed.**
- If using Recorded or Registered Post please put the offer form inside the official return envelope inside your own envelope used for posting.**

Principal Terms and Conditions for Storage Premises:

HANGAR 5, NORTH WEALD AIRFIELD

1. 15 year lease with 5 yearly rent reviews. Flexible lease terms considered.
2. The rental will be payable quarterly, in advance, on the usual quarter days.
3. The rental will be exclusive of rates, insurance, water charges and other outgoings.
4. The lessee will be responsible for all repairs and decorations.
5. At the determination of the lease, howsoever affected, the lessee shall yield up the premises in good and tenantable repair.
6. The District Council will insure the premises and the lessee will pay by way of additional rent the insurance premium payable.
7. The lessee will not assign or sublet the demised premises.
8. The premises will be used solely for a use approved by the District Council as Landlord.
9. The lessee shall not alter, extend, adopt or carry out any other works to the demised premises without the prior written consent of the Council and upon termination of the lease, howsoever affected, and if required by the Council, shall remove such works and reinstate the demised premises to the condition at the commencement of the lease.

10. The lessee shall take the demised premises as they stand and shall, at the lessee's cost, be responsible for complying with Acts of Parliament, Statutory Order, Regulation, Byelaw or other Direction, lawfully imposed by any Public Authority and shall indemnify the Council against breach or failure to comply herewith.
11. The lessee shall not permit the premises to be used for any public entertainment, nor for any illegal or immoral purposes.
12. The lessee shall not permit any sale by auction or mock auction to be held in the demised premises.
13. The lessee shall not permit any grit, noxious or offensive effluvia to be emitted from the demised premises.
14. The lessee shall not permit any oil, grease, deleterious, objectionable, dangerous, poisonous or explosive matter to enter the drains or sewers.
15. The Council to have the right to re-entry in the event of any breach of covenant.
16. The lessee will pay the District Council's legal costs in the preparation and execution of the lease and the stamp duty payable on the counterpart.
17. The lessee will pay the District Council's solicitor's fees of £460 (No VAT).
18. The lease will contain such other terms and conditions as the Council's solicitor may require.

The Director of Corporate Support Services on behalf of the Council gives notice that:

1. These particulars do not form any part of any offer or contract.
2. All statements contained in these particulars regarding the premises are made without responsibility on the Council.
3. No other statements contained in these particulars regarding the premises are to be relied upon as statement of representation of fact.
4. Any intending party must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars.
5. The Council does not make or give any representations or warranty in relation to the premises.
6. The Council does not undertake to accept the highest or any offer so received.
7. No offer will be entertained which is expressed to be a sum of money greater than that contained in any other offer.
8. Offers received in accordance with the above procedure will be opened after the closing time and all the parties making an offer will be notified in due course whether their offer has been successful.
9. Any form of offer than a sealed offer will not be accepted, e.g. by facsimile or telephone.

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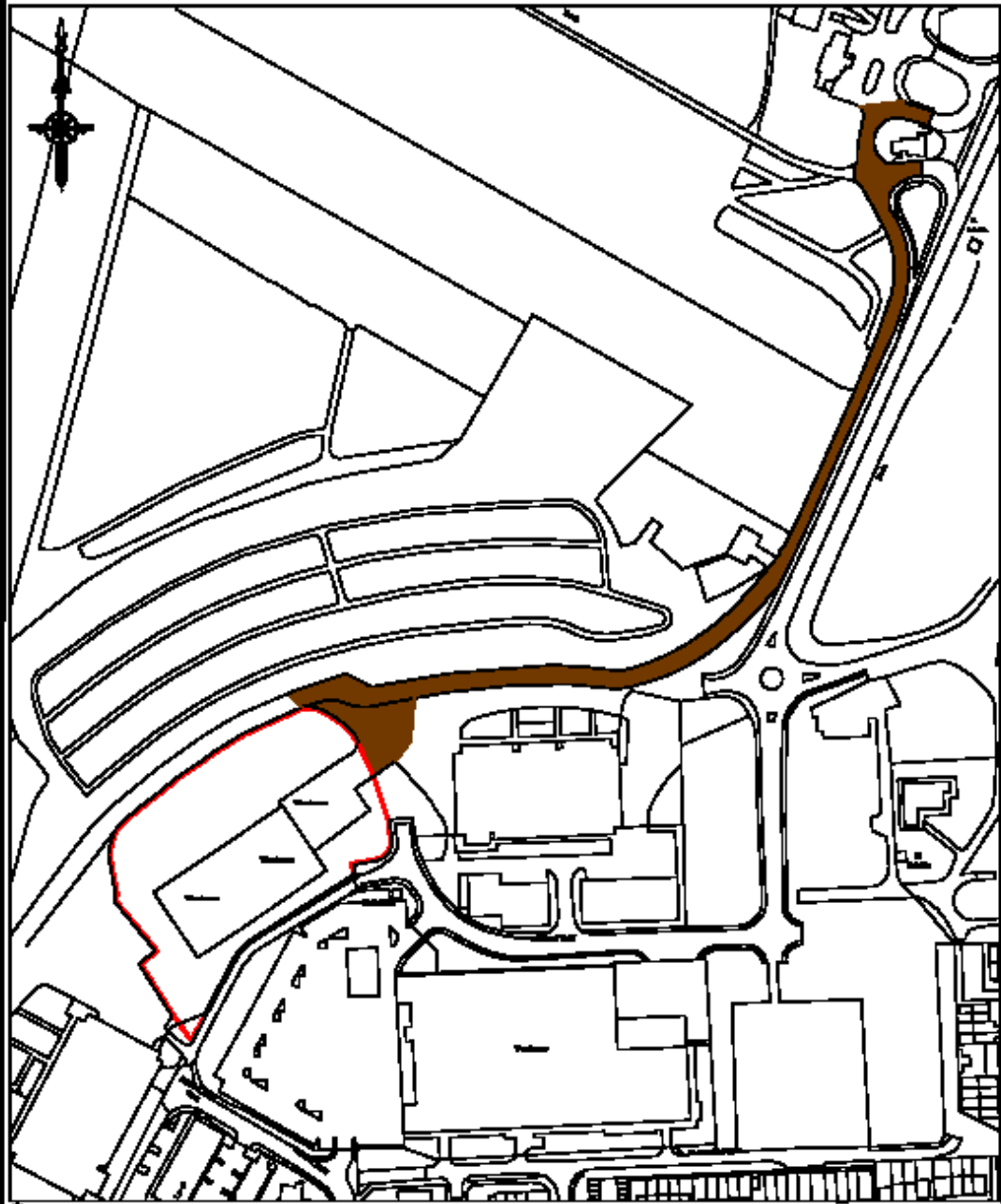
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EPPING FOREST DISTRICT COUNCIL



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John Gilbert M.C.I.E.H. M.R.S.H.
 Director of Environment & Street Scene
 Civic Offices, High Street
 Bpping, Essex, CM16 4BZ
 Tel. 01992 564000

Project
Lease Plan

Drawing No.
LEJ/13/C/0011/47a

Content
**Hanger 5
 North Weald Airfield
 North Weald**

Date
30.7.08

Scale
1:2500

Drawn by
S. Iagar