

HANGAR 3.

Approx. 56,000 sq ft total. POA

Hethel Innovation

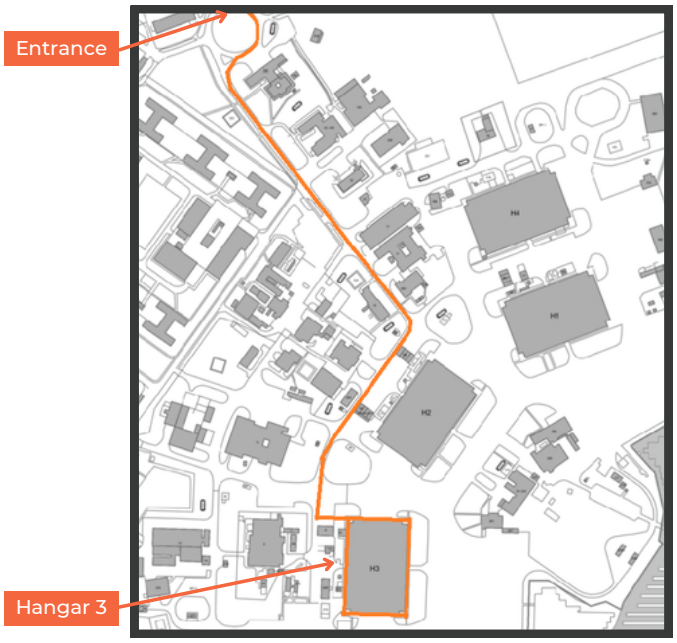
"The East of England's Most Distinctive Large Innovation and Engineering Space"

A landmark hangar offering flexible, large-scale accommodation for aviation, aerospace, engineering, manufacturing, and technology occupiers seeking room to innovate, build, and grow in the unique setting of Scottow Enterprise Park. Home to the CleanTech East cluster, the site includes members across the STEAM sectors.

Move beyond conventional industrial space into a large-format facility that can accommodate specialist machinery, production lines, fabrication activities, and future expansion. Flexible space, generous access and an established enterprise community provide the platform for ambitious engineering businesses.

Located on the near side of the runway, the map outlines the location of the building.

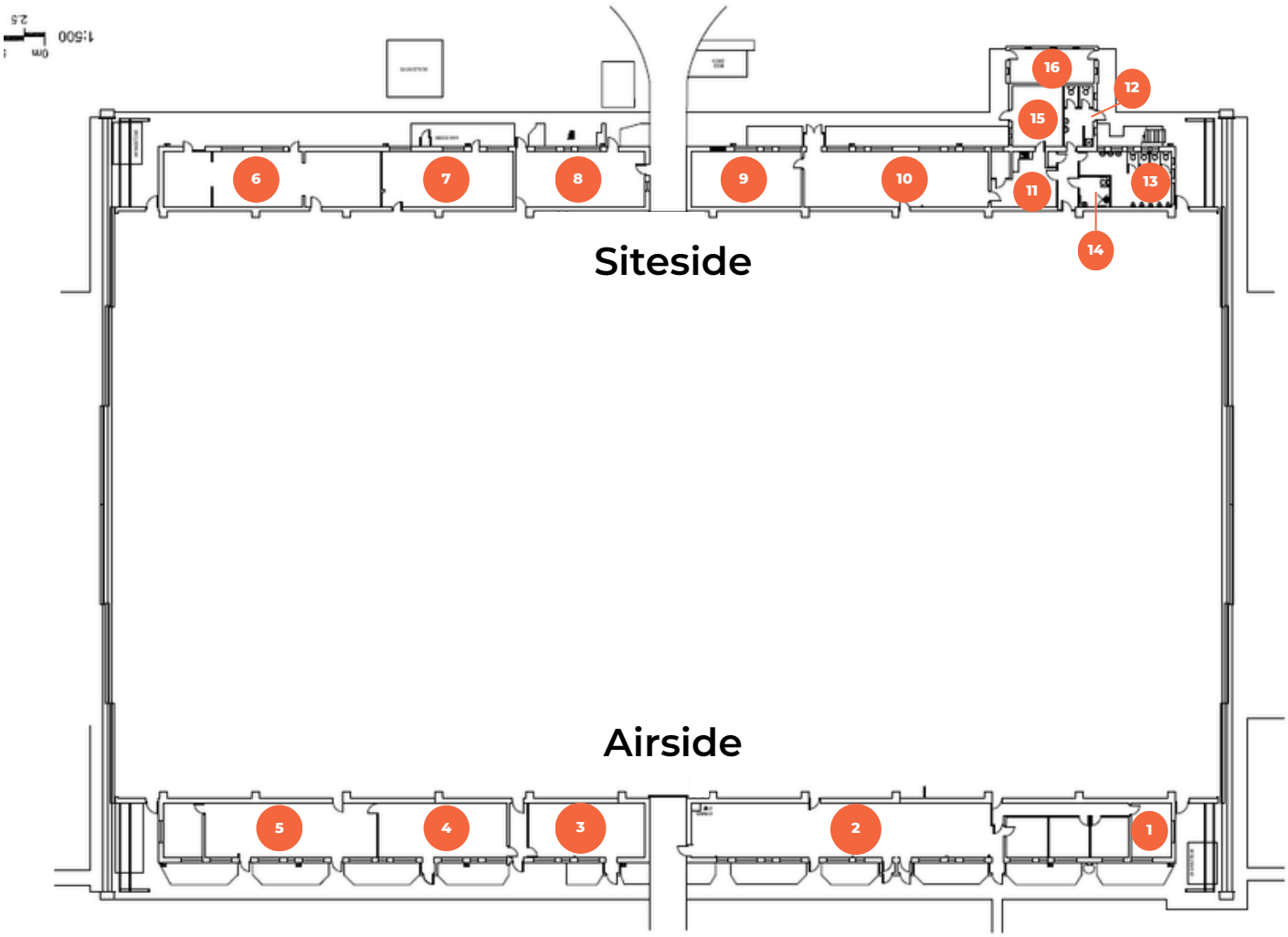
Clear Height 9.2 m
Door Height 9.2 m



*Please note that the photos in this pack are indicative of the space and specifications of the hangar, but they are not to be relied upon as current reflections of the hangar's exact condition.

- Secure Site: 24/7 CCTV & ANPR coverage.
- Business Support: On-site management team and business support services available.
- Variety of Uses: Suitable for manufacturing, engineering and more.
- Flexible Lease Options: Short-term & Long-term leases available to accommodate your business needs.
- Parking: Ample and Free
- Facilities: Kitchenette and Toilets in the building
- One-of-a-kind: Unique former aircraft hangar with original crank-opening doors at both ends and a clear height of 9.2 meters
- Open Space: Vast open industrial space, flanked by heated offices and storage
- Power: 4 x 152A 3 Phase DBs, Single-phase in office storage areas.
- Space: Main Hangar 46,628 sq ft. Offices: 4,131.94 sq ft. Storage: 4,169 sq ft.
- Onsite: Conferencing facilities, cafe & community events.
- Large former runway area: with potential for a range of commercial uses, subject to relevant permissions.
- The Space benefits from crank-opening full-height doors at both ends of the unit.
- Other spaces available: such as yards, offices and light industrial.

	sq m	sq ft
Main Hangar	4331.86	46,628
Airside Offices	383.87	4,131.94
Storage Spaces	387.31	4,168.97
Washrooms & Facilities	104.12	1,120.74
Total	**5,207.06**	**56,048.33**









SPECIFICATION.

Main Hangar

LED lighting is installed and high-level fire beams are installed as part of the new L1 fire system.
Main distribution board is located against the siteside wall.

Services

Power

- 1200A 3-phase main incoming supply siteside with 4x 152A 3-phase DBs. There is a 250A DB, this is fully utilised.
- 400A distribution board with 4x 125A 3-phase DBs
- Single tariff meter installed on main DB (siteside)
- Single phase boards in office/store areas siteside and airside

Water & Waste

- A 54mm incoming water main is present on both sides of the hangar
- Waste/drainage is only available on siteside, where the WCs and kitchenette are currently located

Gas

- No mains gas
- LPG is available

Space

Areas 1 & 2

Airside. These areas are Cat A office areas and benefit from the following:

- Suspended ceilings with LED lighting and smoke detection
- Dado trunking with double sockets
- Gas central heating LPG
- Flooring - Grey carpet tiles throughout
- White decoration with dark grey woodwork
- 4 smaller offices: 3 suitable for 2 desks, 1 suitable for 4 desks and 1 large office suitable for up to 13 desks, each with a double socket and Ethernet connection
16,000 sq ft approx

Areas 3, 4 & 5

Airside.

- Gas central heating LPG
- Flooring - latex
- Surface-mounted LED battens and smoke detection is installed
- Wall-mounted sockets and conduit is installed
- White decoration with dark grey woodwork
- 12 double sockets in section.
- Could easily convert into further offices, workshops or lab space

Areas 6, 7 & 8

Siteside. These areas are intended to be heated storage rooms, or additional workshop space if required.

- Flooring - latex floors
- Gas central heating LPG
- Surface-mounted LED battens and smoke detection to be installed
- Wall-mounted sockets and conduit
- White decoration with dark grey woodwork

Areas 9 & 10

Siteside. This area is similarly spec'd to the neighbouring rooms but has vinyl flooring.
8 double sockets

Areas 11, 12, 13 & 14

Site-side kitchenette and WCs.

- Area 11 – kitchenette. This will comprise a countertop with a sink, cupboard space, 2 double sockets at worktop height, a single socket ideal for a fridge and a further double socket. Ideal space for a coffee station.
- Area 12 - female WCs and shower
- Area 13 – male WCs
- Area 14 – disabled WC and shower

Area 15

Siteside. Unheated store.

Area 16

Siteside. Unheated store old toilet block

YOUR CONTACTS.



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Book your viewing today to discover the potential of this unique, historic space and join our extensive network of over 200 businesses across the East of England.



Hethel Innovation

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