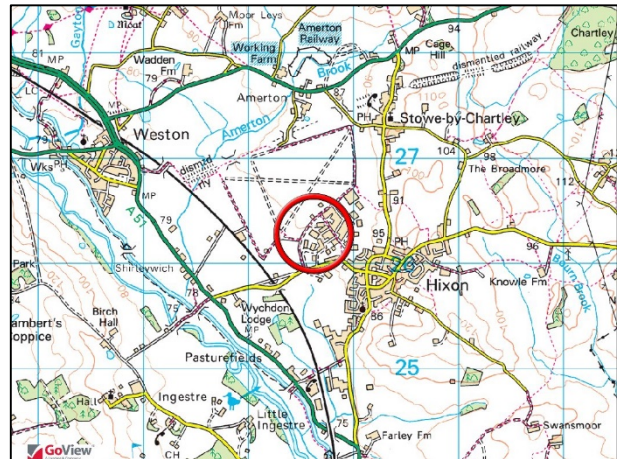
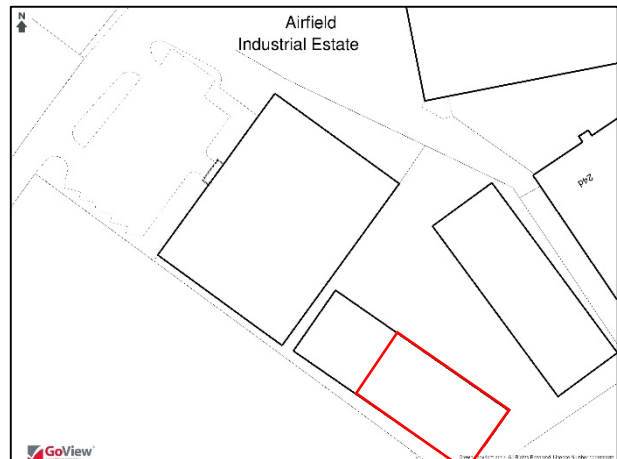




BY INSTRUCTIONS OF AJW PROPERTIES

Warehouse/Industrial Unit To Let in Hixon, Stafford



- **Units Nos. 7-10, The Saturn Business Park, The Airfield Estate, Hixon, Stafford, Staffordshire, ST18 0PF**
- **8,440 sq.ft. (784.10 sq.m.)**
- **Office and W.C. facilities installed**
- **Lighting fitted**
- **Multiple loading access points**
- **Heated**

LOCATION

The Saturn Business Park is situated on the Airfield Estate, which is positioned just off the north side of New Road in Hixon, a large village located approximately seven miles north-east from Stafford and Junction 14 of the M6 Motorway.

The A51 trunk road links Hixon with Rugeley six miles to the south-east, and with Stone, which is about seven miles to the north-west. Uttoxeter is approximately nine miles distant to the north-east.

Hixon has been extensively developed as a manufacturing and distribution base with companies established in the area including Cox Long, Bibby, JCB Broadcrown, Sandmaster, Bri-Stor and Abnormal Load Engineering.

DESCRIPTION

The Saturn Business Park is located at the rear of the Classic headquarters building and comprises two terraced blocks of warehouse/industrial units of single-storey steel-frame construction with cavity brick and insulated protected metal sheet clad elevations, lined roofs also in coated steel sheeting with translucent panels providing natural lighting and floors in concrete.

The height to the eaves is 22ft 3ins (6.78m) and vehicular access for loading and unloading purposes is by way of four manually-operated up-and-over shutter doors 16ft 5ins (5.00m) high by 13ft (4.00m) wide.

The premises have previously been let as a single entity, incorporate partly air-conditioned office space with suspended ceilings and Category 2 recessed lighting fitted and are available on highly flexible lease terms.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND FLOOR	Warehouse/production area including entrance lobby, reception office, main office, kitchen and W.C. facilities	8,440	784.10
	TOTAL GROSS FLOOR AREA	8,440	784.10
EXTERNAL block paved forecourt vehicle circulation and parking area			

SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. The main office is air-conditioned. The warehouse area is heated by a propane gas-fired warm air blower.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. We have been unable to establish the rateable value of the property but, based on a nearby comparable, we have estimated this at £20,500 from March 2017 with uniform business rates of £9,550 payable in the year ending in March 2018. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter into any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 82 within Band D. A full certificate with recommendations will be provided on request.

TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£33,000** per annum exclusive with upward only reviews to be at three yearly intervals. The landlord will insure the property and then recharge the cost thereof to the tenant. A service charge will also be payable to cover the expenditure incurred on the upkeep and maintenance of the common roadways. VAT is applicable.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and the counterpart lease, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford Offices.

The property is offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3225 17/03/17

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