



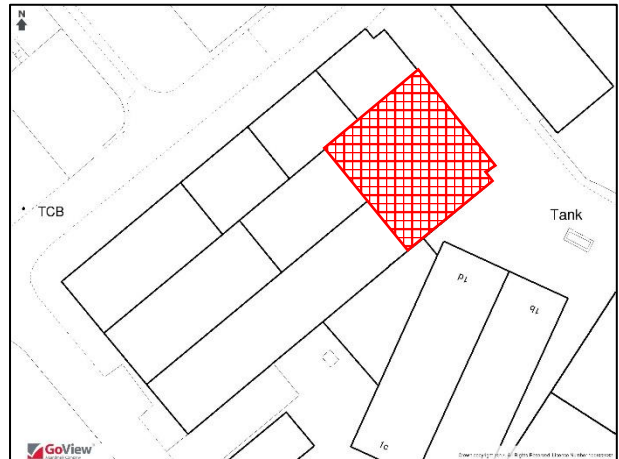
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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www.millarsandy.com

BY INSTRUCTIONS OF JONATHAN LLOYD DEVELOPMENTS LIMITED

## Warehouse/Industrial Unit To Let in Hixon Stafford



- **Units JL2 & JL3, The Airfield Estate, Hixon, Stafford, Staffordshire, ST18 0PF**
- **20,040 sq.ft. (1,861.78 sq.m.)**
- **Immediate availability at highly competitive rental**
- **Conveniently located**
- **Established industrial estate location**
- **May sell**

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## LOCATION

The property is accessed from the main circulation roadway serving the Airfield Estate, which is positioned just off the north side of New Road in Hixon, a large village located about 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 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 over the years with companies established in the area including Cox Long, Bibby, JCB Broadcrown Engineering, Sandmaster and Classeq Glass and Dishwashing Systems.

## DESCRIPTION

The property forms part of a larger block and is of single-storey steel-frame construction with cavity brick and clad elevations, roof also in coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 17ft. (5.18m.) and vehicular access for loading and unloading purposes is by way of five electric and manually-operated roller shutter doors of varying dimensions.

The premises would be suitable for a wide variety of manufacturing and storage uses and are available on highly flexible letting terms.

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

UNITS	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
JL2 & JL3	Production/storage area	20,040	1,861.78
<b>TOTAL GROSS FLOOR AREA</b>		<b>20,040</b>	<b>1,861.78</b>
EXTERNAL frontage parking areas surfaced in tarmacadam.			

## SERVICES

All mains services are available but may require connection.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The property is to be re-assessed for rating purposes but, based on a nearby comparable, we have estimated this at £39,500 from March 2017 with uniform business rates of £18,407 payable over 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 114 within Band E.

## TERMS

The premises are available on a new full repairing lease for a term to be agreed at a rental of **£50,000** per annum, exclusive of rates, with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the cost thereof. A service charge is also levied to cover the expenditure incurred on the upkeep and maintenance of the common roadway and the security arrangements covering the estate as a whole. As an alternative, the landlord may be prepared to consider the sale of the freehold interest at £500,000, subject to contract. VAT applies to this property.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in any sale or 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 premises are offered subject to contract and to being unlet/unsold.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

## BP/3927

Rev'd. 03.05.2017