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By Instructions of AJW Properties

## Warehouse/Industrial Unit To Let in Hixon Stafford



- **Unit No. 5, The Jupiter Business Park, The Airfield Estate, Hixon, Stafford, Staffordshire, ST18 0PA**
- **2,365 sq.ft. (219.72 sq.m.)**
- **Immediately available**
- **Office and WC facilities installed**
- **Competitive Rental**

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## LOCATION

The Jupiter 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 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, Broadcrown Engineering and Classeq Glass and Dishwashing Systems.

## DESCRIPTION

The Jupiter Business Park consists of three 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 19ft (5.79m) and vehicular access for loading and unloading purposes is by way of manually-operated up-and-over shutter doors 14ft 9in (4.50m) wide by 15ft 9ins (4.80m) high.

The units in most cases incorporate office accommodation, would be suitable for a wide variety of manufacturing and storage uses and are available on highly flexible lease terms.

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

FLOOR	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
GROUND	Warehouse/production area, office and WC facility.	2,365	219.721
<b>TOTAL GROSS FLOOR AREA</b>		<b>2,365</b>	<b>219.721</b>
EXTERNAL block paved forecourt vehicle circulation and parking areas.			

## SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £8,300 with uniform business rates payable of £4,125.10 for the year ending March 2016. 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 79 within Band D. A full certificate with recommendations will be provided on request.

## TERMS

The unit is available on a new full repairing lease for a term to be agreed at a rental equating of **£8,900** per annum exclusive with upward only reviews to be at three yearly intervals. The landlord will insure the premises and 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 on the rent and service charge figures.

## LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the preparation of the lease and 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.

## VACANT POSSESSION WILL BE GIVEN ON COMPLETION

**BP/3949** 17.03.16