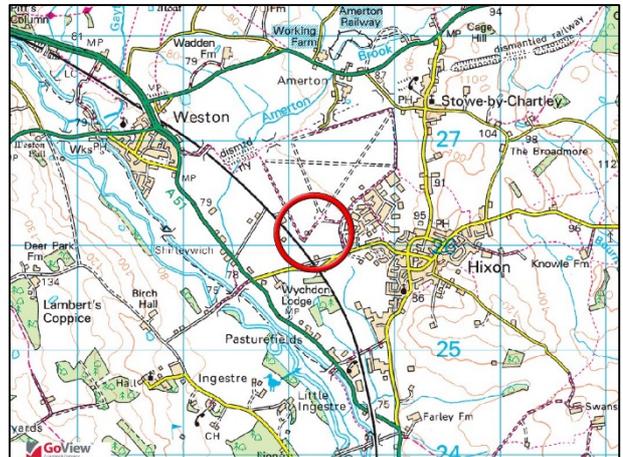
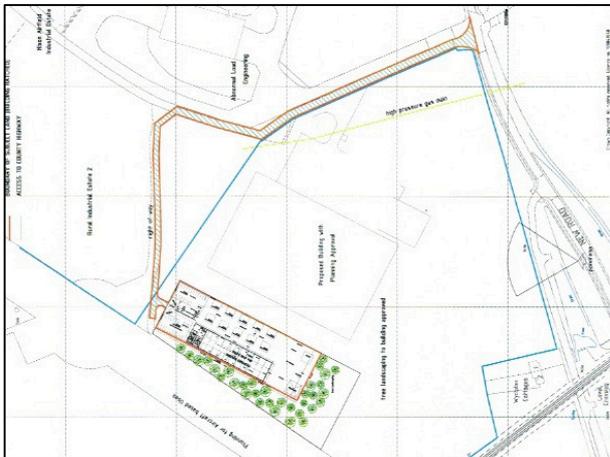




BY INSTRUCTIONS OF JONATHAN LLOYD DEVELOPMENTS LIMITED

New Warehouse/Industrial Unit For Sale in Hixon, Stafford



- **Unit No. 1, Wellington Business Park, New Road, Hixon, Stafford, Staffordshire, ST18 0PF**
- **16,000 sq.ft. (1,486.44 sq.m.)**
- **1.16 acre (0.47 hectare) site**
- **Early availability**
- **Conveniently located**
- **Currently nearing completion**
- **Established industrial estate location**

LOCATION

The property is currently 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. A new direct access point off New Road is to be constructed by the developer.

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 Turfmech.

DESCRIPTION

The property is newly built and of single-storey steel-frame construction with cavity brick and metal sheet clad elevations, roof also in coated steel sheeting with translucent panels providing natural lighting and floor in concrete.

The height to the eaves is 18ft. (5.49m.) and access for loading and unloading purposes is by way of four electrically-operated roller shutter doors each 15ft.(4.57m.) high by 18ft.6ins. (5.64m.) wide and one 16ft.2ins. (4.93m.) by 18ft.6ins. (5.64m.) wide.

The unit occupies a site extending to 1.16 acres (0.47 hectares) and would be suitable for a wide variety of manufacturing and storage uses.

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

UNIT NO.	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
1	Production/storage area with office content and WC facilities to be installed.	16,000	1,486.44
	TOTAL GROSS FLOOR AREA	16,000	1,486.44
EXTERNAL forecourt parking area surfaced in tarmacadam with the remainder of the site to be surfaced in stone.			

SERVICES

Mains water and electricity, including a three-phase supply, will be connected. Foul water drainage will be to a septic tank.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has not yet been assessed.

EPC

An Energy Performance Certificate will be issued for the property on completion of the construction works.

PRICE

Offers in the region of **£1.2M.** are invited for the benefit of the freehold interest in the property. VAT is applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the sale, 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 unsold. Confirmation of the tenure will be provided by the vendor's solicitors during the pre-contract enquiry process.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/3999

25.06.2018