



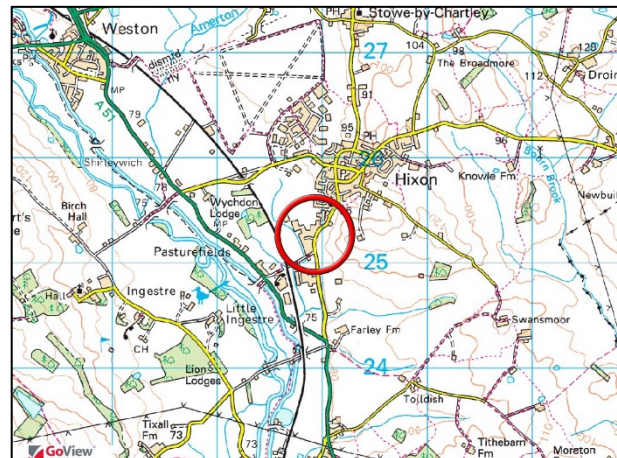
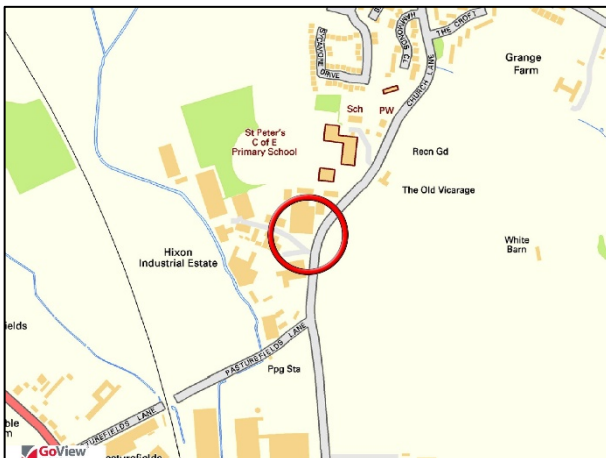
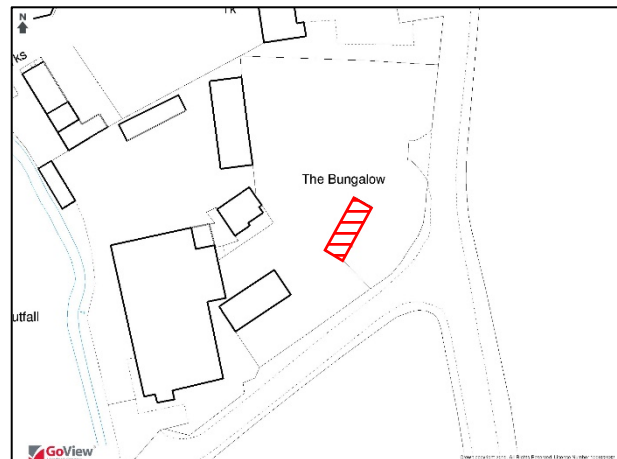
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

www.millarsandy.com

BY THE INSTRUCTIONS OF BASKERVILLE PROPERTIES LIMITED

**Prominently Situated  
Office Building  
To Let  
in Hixon, Stafford**



- **The Bungalow Offices, Church Lane, Hixon, Stafford, Staffordshire, ST18 0PY**
- **895 sq.ft. (83.15 sq.m.)**
- **Prominent location**
- **Refurbished space**
- **Established business area**
- **Centrally heated**
- **Extensive car parking**
- **Rates free subject to tenant qualification**

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## LOCATION

The property is prominently situated adjacent to a small industrial estate located on the west side of Church Lane in Hixon, a large village located approximately seven miles north-east from Stafford and Junction 14 of the M6 Motorway. The A41 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 in recent years as a major manufacturing and distribution base and companies that are leaders in their fields established in the area include Cox Long, Turfmech, Bibby, JCB Power Products, Sandmaster and Abnormal Load Engineering.

## DESCRIPTION

The premises are of single brick and tile construction and have been comprehensively refurbished to provide modern office space together with a refreshment point and male and female WC facilities with these including the installation of double glazing and a central heating system, along with general upgrading and redecoration.

The availability of the premises would particularly suit a small-scale office user attracted by the ease of access to the surrounding towns and a generous car parking provision.

## 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	Entrance lobby leading to three offices, refreshment point and male and female/disabled WC facilities.	895	83.15
	<b>TOTAL GROSS FLOOR AREA</b>	<b>895</b>	<b>83.15</b>
EXTERNAL car parking area with loose surface and direct access from Church Road. Site enclosed by security fencing. Grassed landscaped areas.			

## SERVICES

Mains water, electricity and drainage are connected. The premises are heated by hot water radiators fed by an oil-fired boiler.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £8,600 with no uniform business rates payable by the tenant subject to the satisfaction of certain qualifying criteria. This information has been sourced from the Valuation Office website and interested parties should undertake their own check if this input is critical to their decision making.

## EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 121 within Band E. 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 commencing rental of **£10,750** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the cost thereof.

## 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/4007

31.05.2020

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