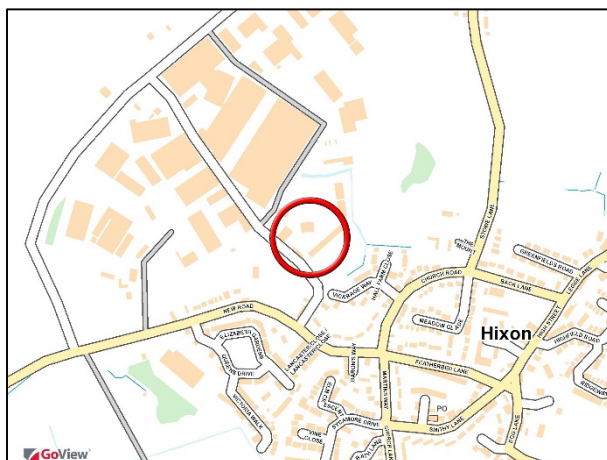
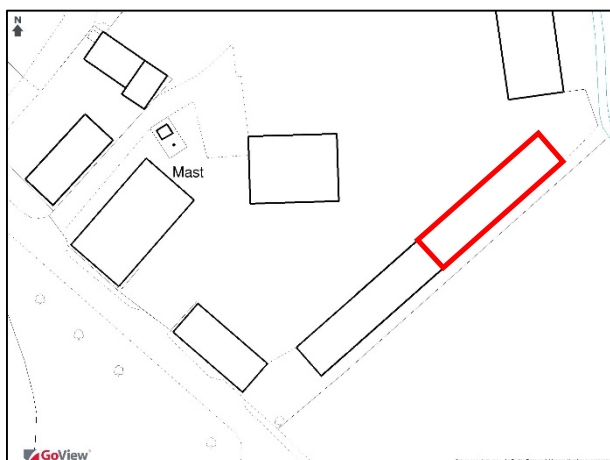




BY INSTRUCTIONS OF JONATHAN LLOYD DEVELOPMENTS LIMITED

## **Industrial Unit To Let in Hixon, Stafford**



- **Units Nos. 9L & 10L, The Airfield Estate, New Road, Hixon, Stafford, Staffordshire, ST18 0PF**
- **4,730 sq.ft. (439.42 sq.m.)**
- **Early availability**
- **Conveniently located**
- **Established industrial estate location**
- **Craneage with 2 and 6.3 tonne lifting capacity installed**
- **Secure gated site**
- **Rates free subject to qualification**

## LOCATION

The property is accessed from the main circulation roadway serving the Airfield Estate, which is located just off the north side of New Road in Hixon, a large village situated 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 Turfmech.

## DESCRIPTION

The property forms part of a terrace and is of single-storey steel-frame construction with protected metal sheet clad elevations, roof also in coated steel sheeting and floor in concrete.

The height to the eaves is 19ft. (5.79m.) and access for loading and unloading purposes is by way of two manually-operated roller shutter doors each 11ft.3ins. (3.42m.) wide by 11ft.9ins. (3.58m.) high over a surfaced forecourt with some side open storage space included. An office is installed along with a travelling crane with 2 tonne lifting capacity and a swing crane with a capacity of 6.3 tonnes.

**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.)
9L	Production/storage area with refreshment point and WC facility.	3,180	295.43
10L	Production/storage area	1,550	143.99
	<b>TOTAL GROSS FLOOR AREA</b>	<b>4,730</b>	<b>439.42</b>
EXTERNAL forecourt parking area surfaced in tarmac. Shared vehicular access from the Airfield estate road via electrically-operated security gates.			

## SERVICES

Mains water, electricity, including a three-phase supply, and drainage are connected. The larger unit is heated by way of a diesel-fuelled warm air blower.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been assessed at £10,500 with no rates payable for the year ending in March 2019 subject to certain criteria. Please note that the rates payable calculation may vary as a consequence of transitional relief provisions. 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 the property indicates an Asset Rating of ### within Band ##. 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 **£16,500** per annum exclusive of rates, and VAT if applicable, with upward only reviews to be at five yearly intervals. The landlord insures the property and then recharges the tenant the cost thereof. A service charge provision also applies.

## 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/4096**

21.11.2018