



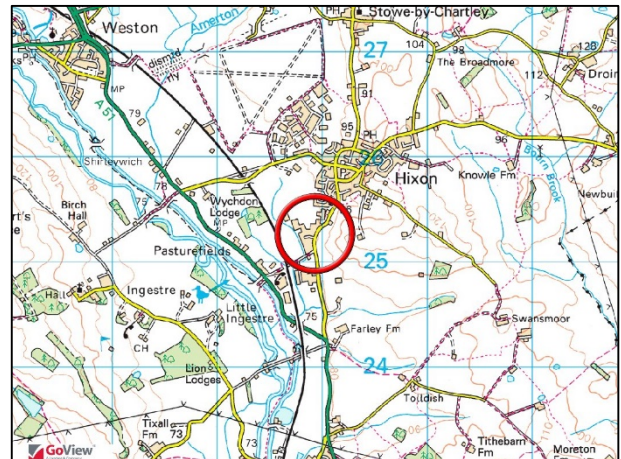
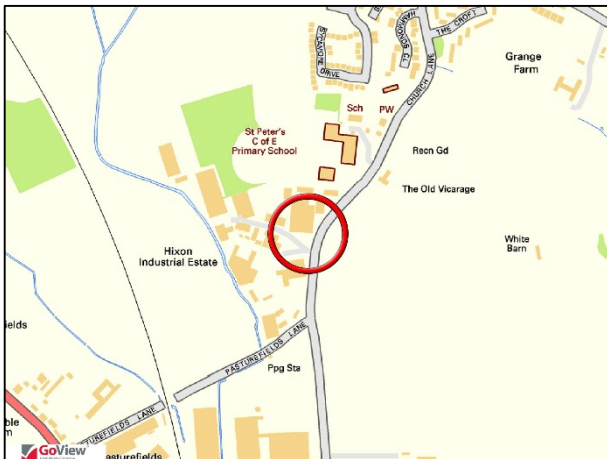
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

01785 244400

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By Instructions of Kershaw & Co Limited

## **Warehouse/Industrial Unit with Offices To Let in Hixon Stafford**



- **Unit Nos. 12 & 13, Hixon Industrial Estate, Church Road, Hixon, Stafford, Staffordshire, ST18 0PY**
- **4,850 sq.ft. (450.58 sq.m.)**
- **Prominent location**
- **Established industrial estate**
- **Office accommodation included**
- **Suitable for a variety of storage and manufacturing purposes**

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## LOCATION

The property is prominently situated on a small industrial estate located on the west side of Church Road 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 and Classeq Glass and Dishwashing Systems.

## DESCRIPTION

The premises are of single and part two-storey steel frame construction with sheet clad and brick elevations, lined sheet roofs in sheeting with translucent panels providing natural lighting and floor in concrete. The working height is 10ft.6ins. (3.20m.) and access for loading and unloading purposes is by way of three manually-operated roller shutter doors 10ft.6ins. (3.20m.) wide by 8ft.9ins. (2.67m.) high, 8ft.3ins. (2.52m.) wide by 9ft.11ins. (3.02m.) high and 8ft.2ins. (2.50m.) wide by 8ft.4ins. (2.54m.) high over surfaced forecourt and side areas.

The accommodation includes first floor carpeted office and kitchen space and the premises would be suitable for a wide variety of manufacturing and storage uses benefiting particularly from their high profile presence fronting a main road.

**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 with office, WC facility leading to warehouse/production areas including works kitchen and male and female WC facilities.	4,570	424.57
FIRST	Two offices and kitchen facility	280	26.01
	<b>TOTAL GROSS FLOOR AREA</b>	<b>4,850</b>	<b>450.58</b>
OUTSIDE	Forecourt and side parking areas surfaced in tarmacadam with driveway access from Church Road. Surface mounted oil storage tank. Two store places. Two small covered compound areas.		

## SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. The premises are heated by way of an oil-fired warm air blower through a ducted distribution system. An intruder alarm is fitted.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property is £20,000 with uniform business rates payable of £9,860 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 **##** within Band **##**. 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 commencing rental of **£16,950** per annum exclusive of rates and VAT 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/3943

27/04/16

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