

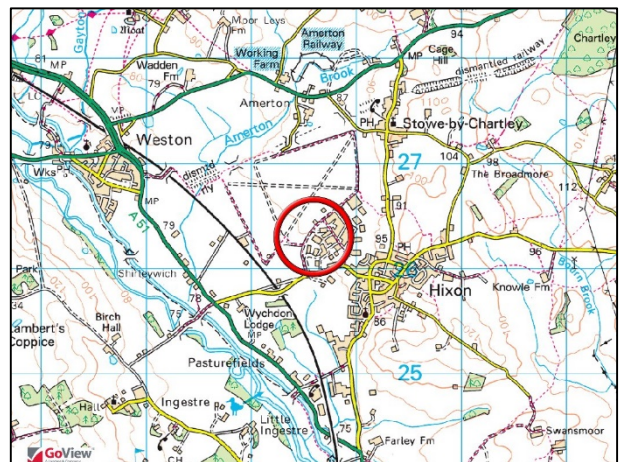
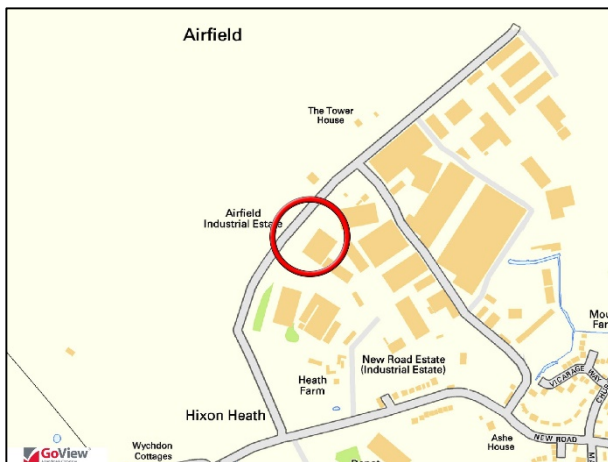


MILLAR SANDY
THE COMMERCIAL PROPERTY SPECIALISTS

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Office and Warehouse/Industrial Unit To Let in Hixon



- **Classic House, The Airfield Estate, Hixon, Stafford, Staffordshire, ST18 0PF**
- 32,320 sq.ft. (3,002.61 sq.m.)
- Includes office space of 8,125 sq.ft. (754.83 sq.m.)
- Warehouse/production area of 20,465 sq.ft. (1,901.26 sq.m.)
- Attractive headquarters building
- Conveniently located on established estate
- Good road transport links
- Available from September 2017

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LOCATION

The property is prominently situated fronting 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 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 over the years with companies established in the area including Cox Long, Bibby, JCB Broadcrown and Sandmaster.

DESCRIPTION

The property is of single-storey steel-frame construction with cavity brick and protected 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 23ft. (7.01m.) and vehicular access for loading and unloading purposes is by way of two manually and electrically-operated roller shutter doors 11ft.4ins. (3.45m.) wide by 16ft.3ins. (4.95m.) high and 13ft.2ins. (4.02m.) wide by 16ft.4ins. (4.98m.) high over a surfaced forecourt and driveway.

The integrated office block is at the front of the building, is carpeted with suspended ceilings fitted and provides cellular space at ground and first floor levels with some additional partitioning, together with staff, kitchen and WC facilities. The premises would be suitable for a wide variety of manufacturing and storage uses and are available on highly flexible letting 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	Entrance lobby leading to reception area, general office, meeting room, three stores, staffroom, server room, kitchen, male, female and disabled WC facilities, messroom, works WC and shower room.	4,180	388.33
FIRST	Meeting room, five offices, shower room/WC, kitchen and male and female WC facilities.	3,945	366.50
WAREHOUSE	Production/storage area	20,465	1,901.26
MEZZANINE	Storage	3,730	346.52
TOTAL GROSS FLOOR AREA		32,320	3,002.61
EXTERNAL forecourt parking and circulation areas surfaced in concrete and tarmac providing fifty-four spaces with landscaped areas.			

SERVICES

All mains services, including a three-phase electricity supply, are connected. The warehouse/production area is heated by three Benson gas-fired blowers. The office accommodation is air-conditioned and centrally-heated by hot water radiators fed by two gas-fired boilers.

ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The rateable value of the property has been listed at £57,500 from March 2017 with an estimated Uniform Business Rates payable of £49,621 per annum for the year ending in March 2018. 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 report 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 rental of **£120,000** per annum, exclusive of rates, with upward only reviews to be at five yearly intervals. The landlord will insure the premises and then recharge the cost thereof to the tenant. A service charge is also levied to cover the expenditure incurred on the upkeep and maintenance of the common roadways and the security arrangements covering the estate as a whole. VAT is applicable on the rental 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 the 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/3990 11/01/17