



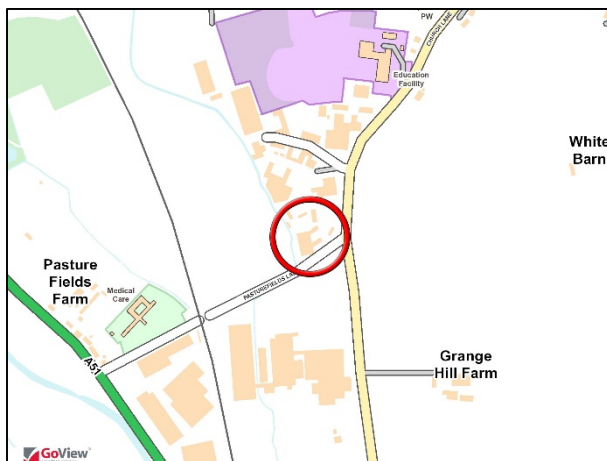
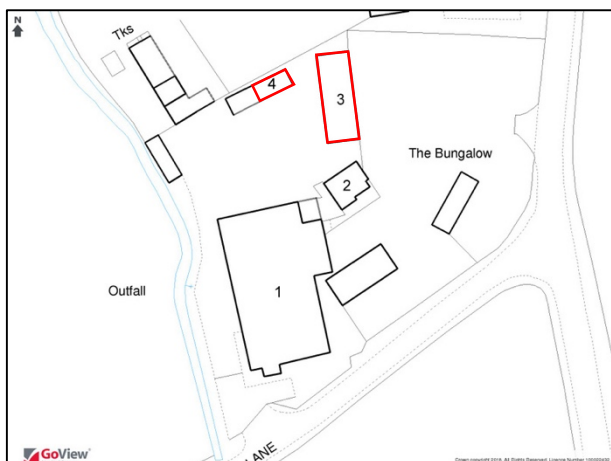
**MILLAR SANDY**  
THE COMMERCIAL PROPERTY SPECIALISTS

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BY THE INSTRUCTIONS OF PROJECT FIRE ENGINEERS LIMITED

## **Warehouse/Industrial Units To Let in Hixon, Stafford**



- **Units Nos. 3 & 4, Pasturefields Industrial Estate, Pasturefields Lane, Hixon, Stafford, Staffordshire, ST18 0PH**
- **2,660 sq.ft. (247.12 sq.m.)**
- **Unit No. 3 - 2,065 sq.ft. (191.85 sq.m.)**
- **Unit No. 4 - 595 sq.ft. (55.27sq.m.)**
- **Partitioned to provide office and storage/workshop space**
- **Part heated**
- **Extensive car parking**
- **Good access to A51 linking to Stafford, Stone and Rugeley**

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## LOCATION

The premises form part of a property occupied by Project Fire Engineers Limited and situated on the north side of Pasturefields Lane in a well-established industrial area located just off Church Lane and on the southern outskirts of 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

Unit No. 3 is a single-storey warehouse/industrial unit of steel frame sheet clad construction with roof also in sheeting with translucent panels providing natural lighting and floor in concrete. The height to the eaves is 11ft. (3.35m.) and vehicular access for loading and unloading purposes is by way of two electrically-operated up and over doors each 11ft.9ins. (3.58m.) wide by 9ft.6ins. (2.90m.) high.

Unit No. 4 comprises a single-storey steel-frame ancillary building with protected metal sheet clad elevations and roof with floor in concrete and provides additional storage space currently partitioned into two sections.

The availability of the premises, which are only offered a single entity, would particularly suit a warehouse or industrial 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)

UNIT NO.	DESCRIPTION	GROSS FLOOR AREA (SQ.FT.)	GROSS FLOOR AREA (SQ.M.)
3	Office, workshop and storage areas with kitchenette and male and female WC facilities.	2,065	191.85
4	Storage	595	55.27
	<b>TOTAL GROSS FLOOR AREA</b>	<b>2,660</b>	<b>247.12</b>

EXTERNAL forecourt and side parking areas surfaced in tarmac with secured driveway access from Pasturefields Lane. Propane gas storage tank.

## SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected. Unit No. 3 is part heated by suspended radiant tube units and part by hot water radiators fed by a Worcester LPG-fired boiler. Unit No. 4 only has lighting fitted.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The units are to be separately re-assessed on letting. 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. Following separate re-assessment, it is likely that the two units as a combined letting and subject to certain qualifying criteria, will be rates free from March 2019.

## 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 premises are available on a new full repairing lease for a term to be agreed at a commencing rental of **£11,950** 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. The lease is to exclude the security of tenure provisions of the Landlord and Tenant Act 1954.

## 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 units are offered subject to contract and to being unlet.

**VACANT POSSESSION WILL BE GIVEN ON COMPLETION**

**BP/4076** 15.06.2018

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