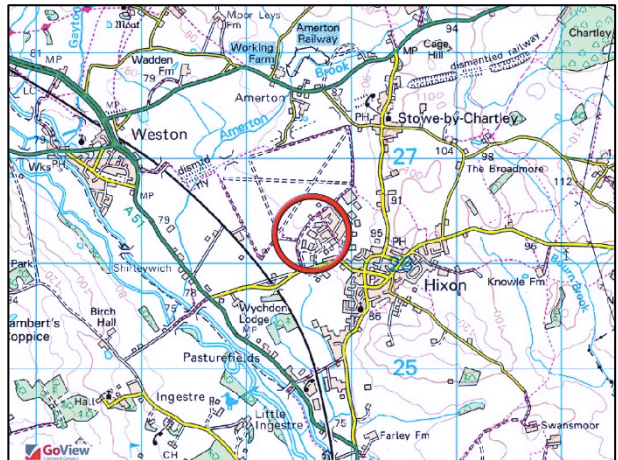
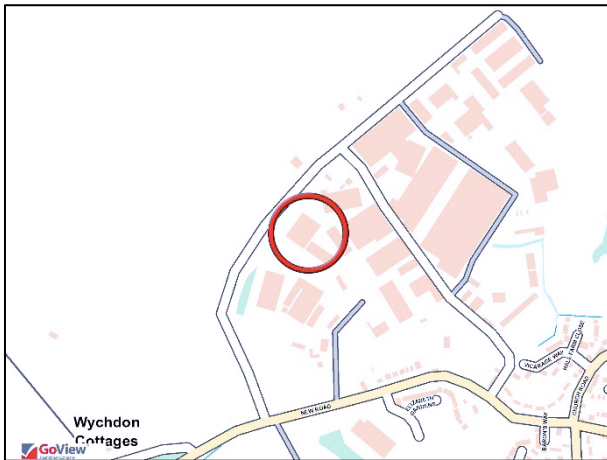




BY THE INSTRUCTIONS OF AJW PROPERTIES

**Warehouse/Industrial Unit  
To Let  
in  
Hixon, Stafford**



- **Units Nos. 1-6, The Saturn Business Park, The Airfield Estate, Hixon, Stafford, Staffordshire, ST18 0PF**
- **12,700 sq.ft. (1,179.87 sq.m.)**
- **Ground floor and mezzanine office space installed**
- **Multiple loading access points**
- **Immediate availability**
- **Well-established business estate location**
- **Good road transport links**

## LOCATION

The Saturn Business Park is situated on the Airfield Estate, which is positioned just off the north side of New Road in Hixon, a large settlement 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, which is 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 with companies established in the area including JCB Power Systems, Walker Timber Group, Allett Mowers and Mammoet.

## DESCRIPTION

The Saturn Business Park is located at the rear of the Allett headquarters building and comprises two terraced blocks of warehouse/industrial units of single-storey steel-frame construction with cavity brick and insulated protected metal sheet clad elevations, lined roofs also in coated steel sheeting with translucent panels providing natural lighting and floors in concrete.

The height to the eaves is 22ft. 3ins. (6.78m.) and vehicular access for loading and unloading purposes is by way of six manually-operated up-and-over shutter doors 16ft.5ins. (5.00m.) high by 13ft. (4.00m.) wide.

Units Nos. 1-6, which have been configured as a single entity, incorporate carpeted office space with suspended ceilings and Category 2 recessed lighting fitted and is available on highly flexible lease terms.

## ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	FLOOR AREA (SQ.FT.)	FLOOR AREA (SQ.M.)
GROUND	Warehouse/Production area including entrance lobby, two offices, a store and a mess room.	11,200	1,040.51
MEZZANINE	General office incorporating two glazed partitioned rooms.	1,500	139.36
<b>TOTAL GROSS FLOOR AREA</b>		<b>12,700</b>	<b>1,179.87</b>
EXTERNAL block paved forecourt vehicle circulation and parking area. Site enclosed by palisade fencing with access via double swing gates.			

## SERVICES

Mains water, electricity, including a three-phase power supply, and drainage are connected.

## ASSESSMENTS

The local authority for rating purposes is Stafford Borough Council. The premises are currently listed with a rateable value of £33,250 with an estimated uniform business rates payable of £16,591.75 for the year ending in March 2021. 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 local authority 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 66 within Band C. 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 rental of **£50,800** per annum exclusive with upward only reviews to be at three yearly intervals. The landlord will insure the premises and then recharge the tenant the cost thereof. A service charge will also be payable to cover the expenditure incurred on the upkeep and maintenance of the common roadways. VAT is applicable.

## 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/4163 03/08/2020**

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