



Unit 4, New Road Industrial Estate, New Road,  
Hixon, Staffordshire, ST18 0PJ  
To Let: £27,000 per annum

Industrial Unit  
Gross Internal Area 443.16 sq. m (4,771 sq. ft)

**Hammond Chartered Surveyors**

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Unit 4, New Road Industrial Estate  
New Road  
Hixon, Staffordshire  
ST18 0PJ

#### Location

Hixon is approximately 5 miles from Stafford, 6 miles from Rugeley, 8 miles from Stone and 9 miles from J16 of the M6 motorway. The A51 connecting Stone and Rugeley runs to the west and the A518 connecting Stafford and Uttoxeter runs to the north.

- NGR: 52°49'58"N, 002°00'16"W
- what3words: port.instructs.fabric

#### Description

The property comprises an mid-terrace industrial building of portal frame construction with 5.52m eaves and brick/block and insulated profiled steel sheet clad elevations and an insulated sheet clad roof with rooflights.

Measured internally, the building is 12.00m wide x 30.43m deep and provides open plan workshop/warehouse accommodation together with welfare to the rear comprising two offices, two toilets, kitchen and further enclosed storage area. Further mezzanine storage above. The building has an electric operated roller shutter door to the front elevation (4.61m wide x 5.00m height).

To the front of the building there is a shared concrete yard.

#### Accommodation

| GIA          | sq. m  | sq. ft |
|--------------|--------|--------|
| Ground Floor | 365.16 | 3,931  |
| Mezzanine    | 78.00  | 840    |
| Total        | 443.16 | 4,771  |

#### Services

Three-phase electricity, water and drainage are available.

#### Energy Performance

Energy Rating D

#### Planning

Uses within Use Class B2/B8 are understood to be acceptable. Interested parties are recommended to make their own enquiries of Stafford Borough Council.

#### Rating

TBC.

#### Tenure

The property is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

#### Rent

£27,000 per annum exclusive

#### Service Charge

A service charge will apply to cover the landlord's costs of maintaining common parts and the estate.

#### VAT

VAT is applicable to all amounts.

#### Costs

Each party is responsible for their own costs.

#### Anti-Money Laundering Regulations

The Anti Money Laundering regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

#### Tenant Referencing

Prospective tenants will be subject to third-party referencing for which a non-refundable fee is payable.

#### Viewings

Viewing is strictly by appointment with the Sole Agent.

#### Glenn Hammond MRICS

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#### Phil Webb

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#### Subject to Contract

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