



Unit 4a, New Road Industrial Estate, New Road,  
Hixon, Staffordshire, ST18 0PJ  
To Let: £21,500 per annum

Industrial Unit  
Gross Internal Area 339.73 sq. m (3,657 sq. ft)

**Hammond Chartered Surveyors**

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Unit 4a, 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°49'59"N, 002°00'17"W
- what3words: texted.impulsive.clashing

#### Description

The property comprises an end-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 main open plan workshop/warehouse accommodation is 11.92m wide x 24.00m deep with welfare to the rear comprising two toilets, kitchenette and a small mezzanine office above. To the front is an office/reception with further office to the first floor above. The building has an electric operated roller shutter door to the front elevation (5.00m wide x 4.90m height).

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

#### Accommodation

GIA	sq. m	sq. ft
Ground Floor	309.73	3,334
Mezzanine	30.00	323
Total	339.73	3,657

#### 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.

#### Rateable Value

£11,750 (£20,500 from 1 April 2026)

#### Tenure

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

#### Rent

£21,500 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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#### Subject to Contract

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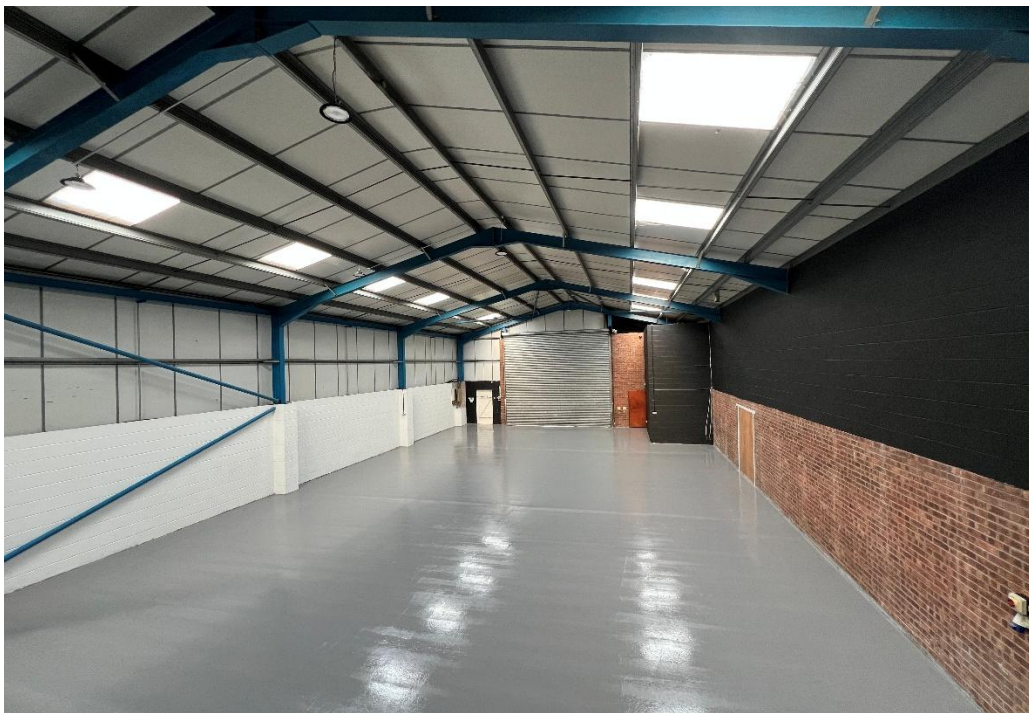
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