

TO LET

UNIT 18D/E AIRFIELD INDUSTRIAL ESTATE
HIXON, STAFFORD, ST18 0PF



INDUSTRIAL / WAREHOUSE UNIT

21,525 sq ft (1,999 sq m) (Approx. Total Gross Internal Area)

- Steel portal frame unit
- Height to eaves 5.3m
- 2 loading doors
- Located on an established business park

LOCATION

The subject property is located on the Airfield Industrial Estate, lying to the north of the village of Hixon in Staffordshire, approximately 1 mile from the A51 Trunk Road. The A51 provides access to Rugeley, Cannock, Lichfield to the South and Stone and Stoke to the North. Stafford lies approximately 5 miles to the west and access to the regional motorway network can be obtained via Junctions 13 and 14 M6 Motorway, with Junction 14 being approx. 8.5 miles from the property. The surrounding area accommodates a broad range of occupiers to include JCB, Bristore Systems, Agrri, Sandmaster.

DESCRIPTION

Unit 18D/E comprises a two bay unit with the following specification:-

- Steel portal frame unit
- 2 level access loading doors
- 5.3m to eaves
- Roof lights
- Office and toilet facilities
- Parking to front



POSTCODE: ST18 0PF

ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	1,999.74	21,525

TENURE

The building is available by way of a new lease on terms to be agreed.

RENT

£106,550 per annum exclusive.

SERVICE CHARGE

An estate charge is payable covering external areas. Details available from the agents.

BUSINESS RATES

Details available from the agents.

EPC

EPC Rating – B (36)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The tenant / purchaser is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VAT

All prices quoted exclusive of VAT.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1242 Date: 04/26

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