



Unit 6, New Road Industrial Estate, New Road, Hixon,
Staffordshire, ST18 0PJ
To Let: £18,000 per annum

Industrial Unit
GIA 270.59 sq. m (2,912 sq. ft)

Hammond Chartered Surveyors

Lymedale Business Centre | Hooters Hall Road | Newcastle-under-Lyme | Staffordshire | ST5 9QF

t: 01782 659 905

e: info@hammondsurveyors.co.uk

www.hammondsurveyors.co.uk

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**Unit 6, New Road Industrial Estate,
New Road, Hixon,
Staffordshire, ST18 0PJ**

Description

An industrial unit of steel portal frame design with lower brick and blockwork with profiled steel sheet clad elevations under a profiled steel sheet clad roof with roof lights.

Measured internally, the building is 12.00m wide x 15.10m deep with 4.98m eaves. Electric roller shutter door to the front elevation (4.50m wide x 4.30m height). Entrance/reception, 3 offices, kitchen, twin toilet block and further storage/office plus man full height warehouse/workshop area measuring 15.10m x 6.08m. Stair to open plan mezzanine level.

To the front of the building there is parking and a concrete yard shared with the similar buildings.

Accommodation

GIA	sq. m	sq. ft
Ground Floor	181.20	1,950
Mezzanine	89.39	962
Total	270.59	2,912

Location

- NGR: 52°49'58"N, 002°00'16"W
- what3words: forever.harnessed.portfolio

Situated close to the main A51 Stone to Rugeley road. The unit is located on a managed development of ten units adjacent to the major industrial developments of Hixon.

The development is 7 miles from the centre of Stafford and 8.8 miles from J16 of the M6 motorway.

Services

Mains electricity, water and drainage.

Planning

Interested parties are recommended to make their own enquiries of Staffordshire County Council.

Rateable Value

£19,250

EPC

Energy Performance Rating D - 91

Tenure

The property is available by way of a new repairing and insuring lease on terms to be agreed.

Rent

£18,000 per annum exclusive

Service Charge

TBC

VAT

VAT is applicable

Costs

Each party is responsible for their own costs.

Viewings

Viewing is strictly by appointment with the Sole Agent.

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Phil Webb

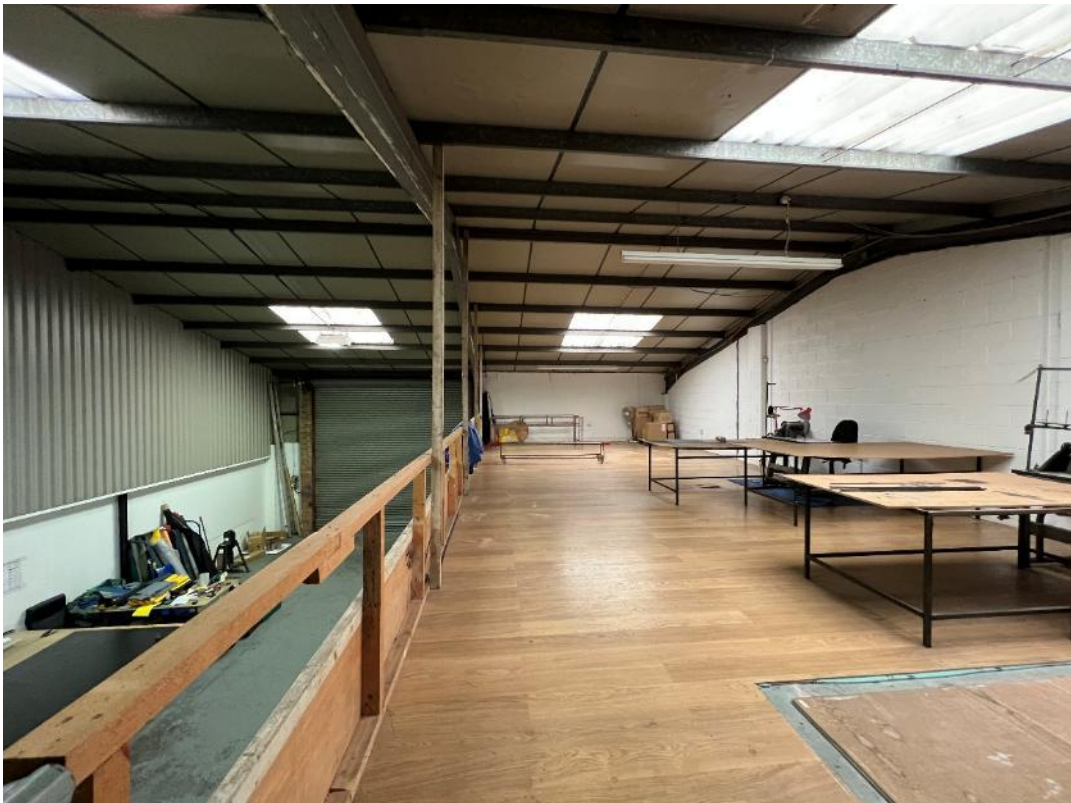
T: 01782 659 905

M: 07821 639094

E: phil@hammondsurveyors.co.uk

Subject to Contract

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