



AVAILABLE BY  
ASSIGNMENT OR NEW  
LEASE TERMS



SHARED YARD AREA



## Unit 18A, Hixon Industrial Estate

Hixon, Stafford, ST18 0PF

Leasehold | Industrial/Warehouse Unit | 10,395 Sq Ft (965.75 Sq M)



**TO LET**



## Location

Hixon Airfield Industrial Estate is located directly to the north of Hixon in Staffordshire. Developed from a former RAF base, Hixon Airfield now comprises an established multi-let industrial estate.

The estate benefits from good access onto the A51 located 1.3 miles to the west, which in turn provides connections to the wider UK motorway network via Junction 14 of the M6.



## Description

The property comprises a mid-terrace industrial unit with industrial accommodation arranged over one bay.

The property benefits from dual access via roller shutter doors at the gable ends to 4.7 m in height and 3.6 m in width. In addition, the property provides a clear working height of 4.8 m and the provisions of two shared service yards to the front and rear of the property.



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Warehouse	10,395	965.75



## Amenities



Clear Working Height 4.8m



Dual Access At Gable Ends



Shared Yard





## Further information

### Tenure

The property is available by way of assignment of the existing lease.

Alternatively, the landlord would consider a new FRI lease on terms to be agreed.

### Rent

On application.

### Business Rates

Business rates will be the responsibility of the occupier, and we recommend that interested parties make their own enquiries to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### EPC

The EPC rating is D-79.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

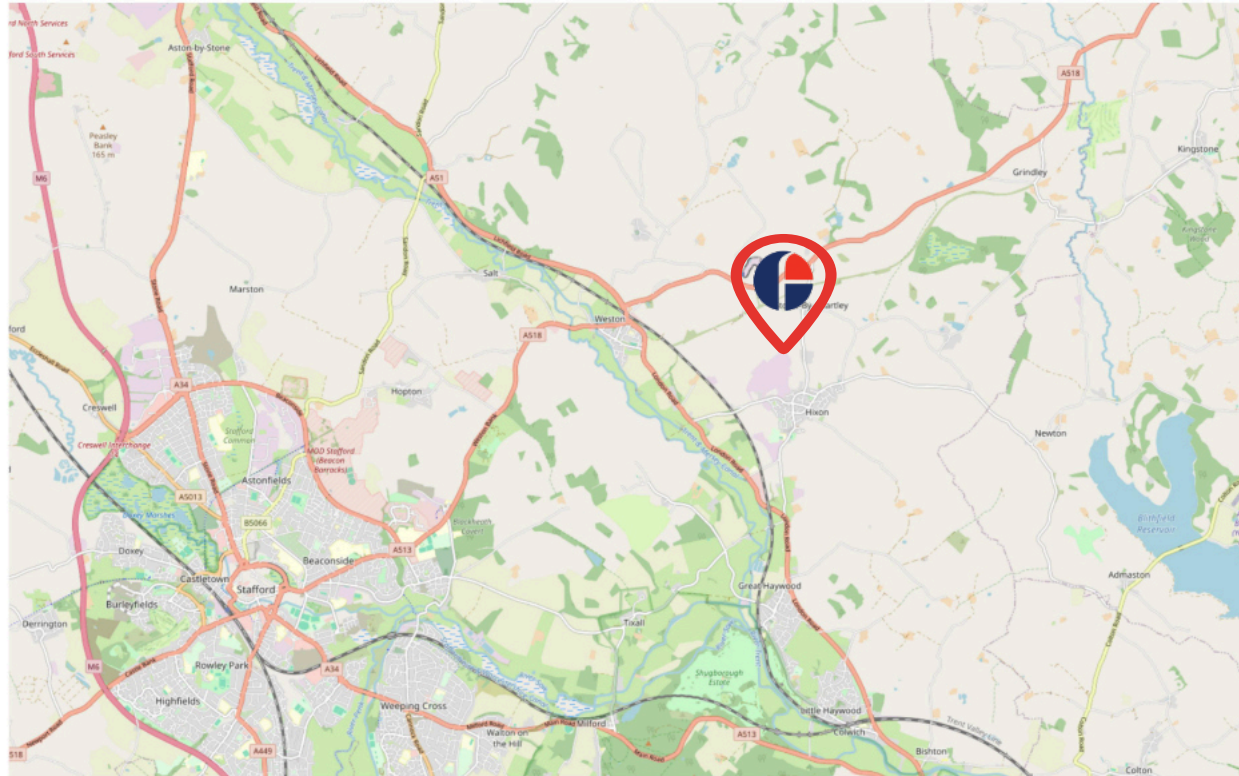
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



# Unit 18A, Hixon Industrial Estate, Stafford



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## Approximate Travel Distances



### Locations

- Stafford - 7.8 miles
- Stoke on Trent - 17.5 miles
- M6 Junction 14 - 8.7 miles



### Nearest Station

- Stafford - 7.7 miles



### Nearest Airport

- East Midlands - 39.5 miles
- Birmingham International - 35.1 miles



## Viewings



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