



AVAILABLE BY  
ASSIGNMENT OR NEW  
LEASE TERMS



SECURE YARD AREA



FISHER  
GERMAN



## Unit 24C-D, Hixon Industrial Estate

Hixon, Stafford, ST18 0PF

Leasehold | Industrial/Warehouse Unit | 24,460 Sq Ft (2,272 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 semi-detached industrial unit with accommodation arranged over two bays. The unit is of steel portal frame construction with part breeze-block, part profile sheet clad elevations.

The unit benefits from the following specification:

- Two roller shutter doors 5.5m x 3.8m.
- Clear working height 4.6m.
- 3 phase electricity.
- Secure yard/parking area to the rear.
- Office accommodation extending to 368 sq ft.

The unit provides a yard area towards the front of the unit measuring at 30m at the deepest point. In addition, the units provides addition parking / yard area towards the rear 20m by 30m.



## Accommodation

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

Description	Sq Ft	Sq M
Warehouse	24,092	2,238.20
Office	368	34.19
<b>Total</b>	<b>24,460</b>	<b>2,272.39</b>



## Amenities



Clear Working Height 4.6m



Roller Shutter Doors at Gable End



Secure 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 C-57.

### 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

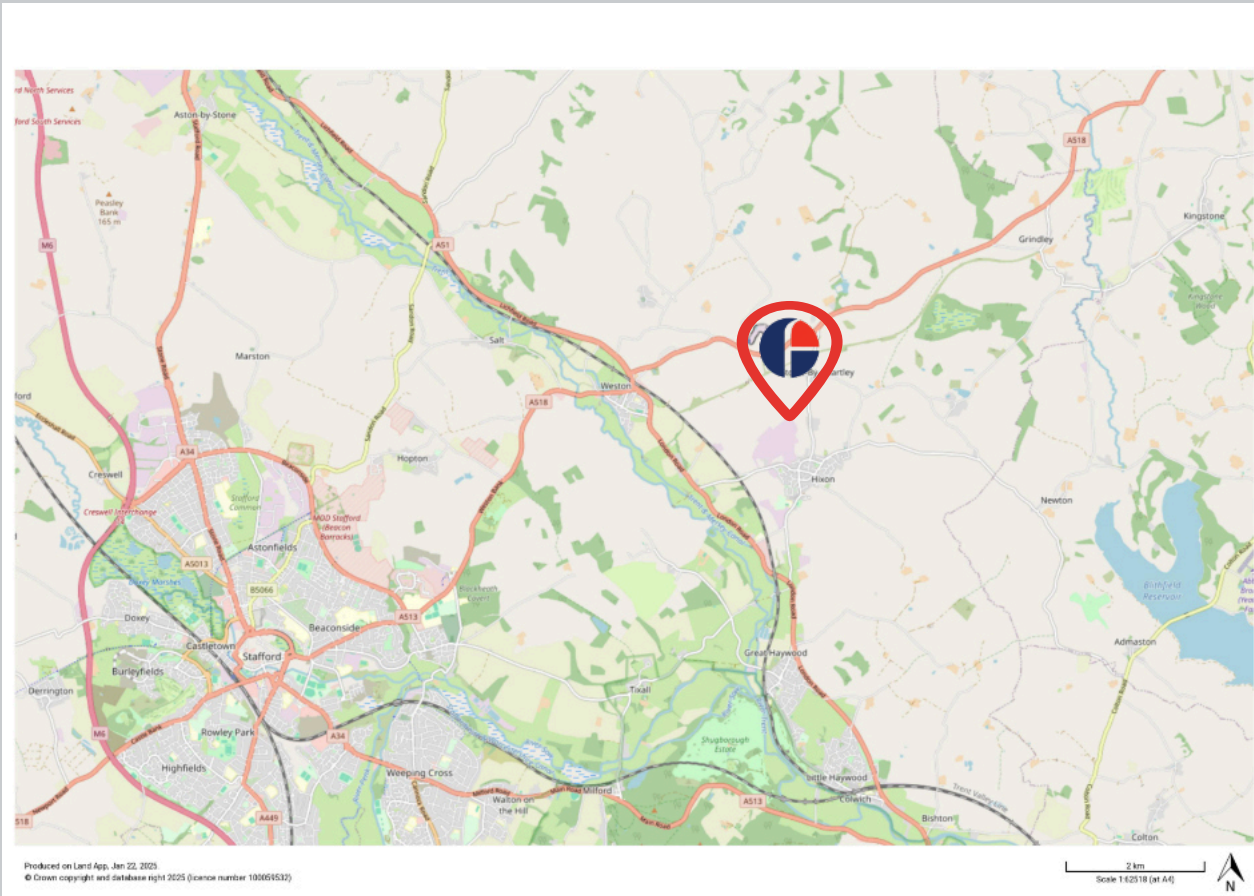
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



# Unit 24C-D, Hixon Industrial Estate, Stafford



**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**

	<b>Ellie Fletcher</b>
	0121 561 7888
	07974 431 243
	ellie.fletcher@fishergerman.co.uk
	<b>Henry Martyn-Smith</b>
	01905 967 088
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Particulars dated January 2025. Photographs dated January 2025.