



Unit 5, New Road Industrial Estate, New Road, Hixon,
Staffordshire, ST18 0PJ
To Let: £18,500 per annum

Industrial Unit
GIA 288.42 sq. m (3,105 sq. ft)

Hammond Chartered Surveyors

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Unit 5, 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 15.06m wide x 15.33m deep with 4.98m eaves. Electric roller shutter door to the front elevation (4.50m wide x 4.37m height). Office/reception and twin toilet block and kitchenette to ground floor. Also, three offices, toilet with wash basin to mezzanine level.

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

Accommodation

GIA	sq. m	sq. ft
Ground Floor	230.87	2,485
Mezzanine	57.55	620
Total	288.42	3,105

Location

- NGR: 52°49'58"N, 002°00'16"W
- what3words: lunges.poetry.elbowing

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

£10,000

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

£18,500 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

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Phil Webb

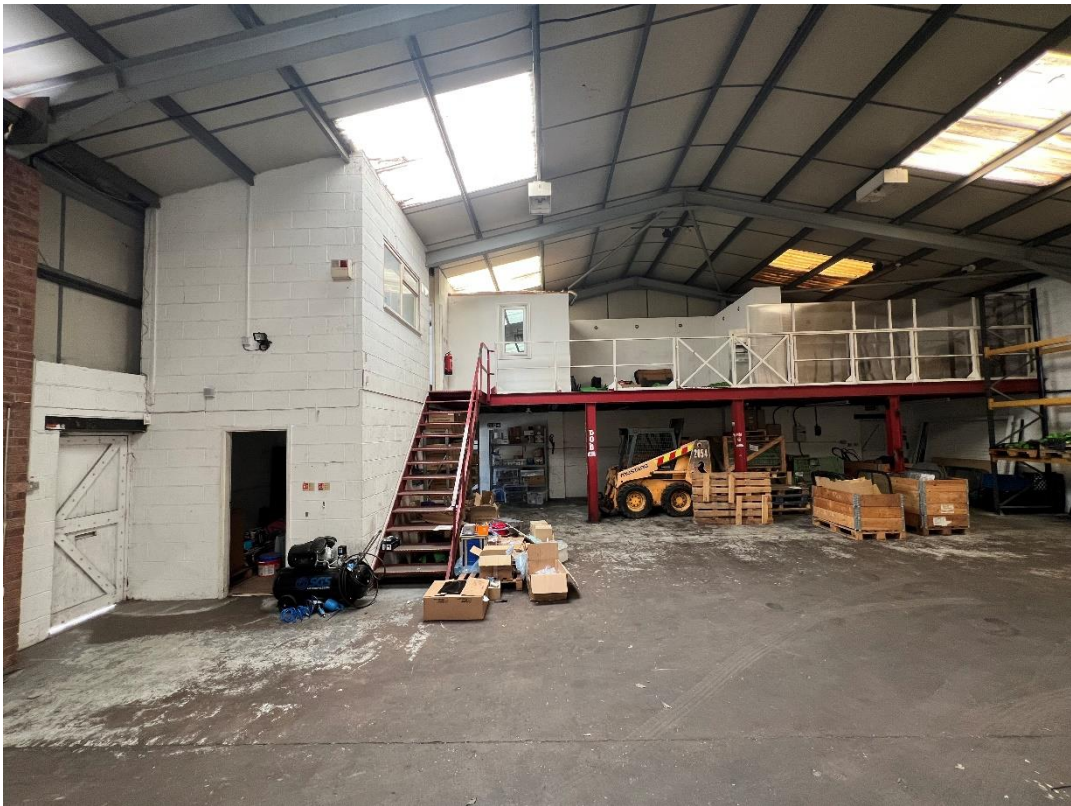
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Subject to Contract

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