HAMMOND
CHARTERED SURVEYORS



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

To Let: £18,000 per annum

Industrial Unit
GIA 198.13 sq. m (2,132 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**
GMH Surveyors Limited. Registered in England & Wales No. 13894544. Regulated by RICS

RICS the mark of property professionalism worldwide

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 insulated 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, kitchen and twin toilet block.
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	16.93	182
Total	198.13	2,132

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

Disclaimer: Hammond Chartered Surveyors on its behalf, for any joint agent and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hammond Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of all outgoings and VAT. 5. Hammond Chartered Surveyors is the trading name of GMH Surveyors Limi