harrislamb
PROPERTY CONSULTANCY

TO LET

UNIT 24C/D AIRFIELD INDUSTRIAL ESTATE

HIXON, STAFFORD, ST18 0PF



INDUSTRIAL / WAREHOUSE UNIT

26,260 sq ft (2,439 sq m) (Approx. Total Gross Internal Area)

- Steel portal frame unit
- Height to eaves 5.3m
- 2 loading doors
- Located on an established business park
- Secure yard to front
- Secure yard / parking to rear

LOCATION

The subject property is located on the Airfield Industrial Estate, lying to the north of the village of Hixon in Staffordshire, approximately 1 mile from the A51 Trunk Road. The A51 provides access to Rugeley, Cannock, Lichfield to the South and Stone and Stoke to the North. Stafford lies approximately 5 miles to the west and access to the regional motorway network can be obtained via Junctions 13 and 14 M6 Motorway, with Junction 14 being approx. 8.5 miles from the property. The surrounding area accommodates a broad range of occupiers to include JCB, Bristore Systems, Agrri, Sandmaster.

DESCRIPTION

Unit 24CD comprises a two bay unit with the following specification:-

- Steel portal frame unit
- 2 electric level access loading doors
- 5.3m to eaves
- Two story office accommodation (to be refurbished)
- Secure yard to front
- Additional secure yard / parking area to rear
- LED lighting throughout







POSTCODE: ST18 0PF



ACCOMMODATION

	SQ M	SQ FT
Warehouse	**2,370.1**	**25,512**
Office (Over two floors)	**69.4**	**748**
TOTAL Approx. Gross Internal Area	**2,439.5**	**26,260**

TENURE

The building is available by way of a new lease on terms to be agreed.

RENT

POA

SERVICE CHARGE

An estate charge is payable covering external areas. Details available from the agents.

BUSINESS RATES

Rateable Value - £119,000

EPC

EPC Rating – C (58)



SERVICES

Electricity, water and drainage services are believed to be connected to the property. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VAT

All prices quoted are exclusive of VAT, which we understand will be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: ST1242 Date: 11/26

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