

A.J. Phillips

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Unit 20 D Hixon Airfield Industrial Estate Hixon, Stafford ST18 0PF

Workshop with Integral Offices To Let on New Lease



Approximately 141.30 m² / 1,521 sq.ft Industrial / Warehouse Space
Approximately 44.59 m² / 480 sq.ft Gross Office Space
Roller Shutter Door * Internal WCs
Established Industrial Estate off A51
About Six Miles East of Stafford

RENT GUIDE: £2.95 per sq.ft



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Unit 20 D, Hixon Airfield Industrial Estate, Hixon, Stafford ST18 0PF

Location

Approximately six miles east of Stafford, off A51 Stone to Lichfield Road, and one mile south of A518 Stafford to Uttoxeter Road.

Description

The premises comprise an industrial unit of 185.92 m² /2,001 sq.ft built in the mid 1970s of steel portal frame construction with part brick and block cavity walls, under a sheet roof. Concrete floor, and roller shutter door. Eaves height: 16 ft / 4.88 m.

The premises also comprises an office block approximately 31.19 m² / 356 sq.ft.

Accommodation

Workshop	22.01m x 6.42m	141.30m ²	1,521 sq.ft.
Office 1	2.91m x 2.05m	5.96m ²	64 sq.ft.
Office 2	2.97m x 2.32m	6.89m ²	74 sq.ft.
General	3.42m x 3.27m	11.18m ²	120 sq.ft.
Store	2.42m x 2.96m	7.16m ²	77sq.ft.
Male WC	-	-	-
Female WC	-	-	-
		31.19m ²	335 sq.ft.
Gross Unit Area	28.96m x 6.42m	185.92m ²	2001 sq.ft.

Services

All mains services are connected or available.

Rating Data

Rating Authority: Stafford Borough Council – Tel: 01785 619 282
Rateable Value: £ 6,600
Rates Payable: £ 3,201* (2009/2010)

* Data from www.voa.gov.uk. Rates Payable based on a multiplier of 48.5p

The Lease

The premises are to be let on a new full repairing and insuring basis, with terms to be agreed.

VAT

All prices quoted attract VAT at the standard rate, where applicable.

Viewing

Strictly by appointment through A J Phillips, Stafford office, telephone 01785 25 45 45 or e-mail commercial@ajphillips.co.uk.



Details of similar properties are available online at www.ajphillips.co.uk