

A.J. Phillips

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Unit 18 A, Airfield Industrial Estate Hixon, Stafford ST18 0PF

Industrial Unit To Let on New Lease



Approximately 10,800 sq.ft / 1,003 sq.m
Established Industrial Estate off A51
About Six Miles East of Stafford
Three Phase Electricity
Eaves Height 5.50 m / 18 feet

RENT GUIDE: £2.95 per sq.ft



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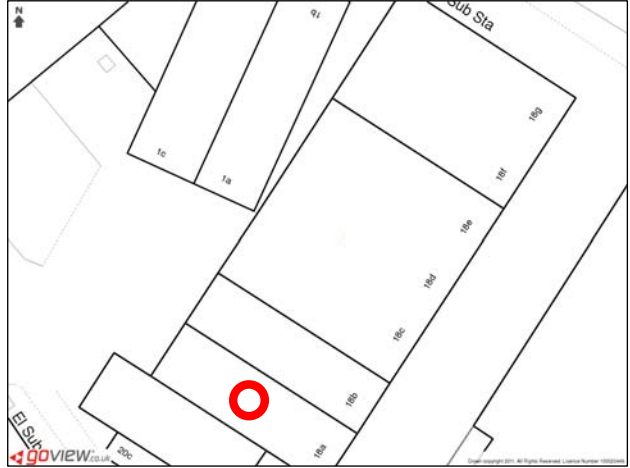
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Location

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 a single industrial unit built in the mid 1970s of steel portal frame construction with part brick and block cavity walls, under a double lined sheet roof with translucent panels. Concrete reinforced floor, and roller shutter doors.



Eaves Height: 5.50 m / 18 feet
Unit Width: 18 m / 60 feet
Unit Depth: 54 m / 180 feet

Services

Mains water, drainage, and gas. Three phase electricity.

Rating Data

Rating Authority: Stafford Borough Council – Tel: 01785 619 282
Description: Warehouse and Premises
Rateable Value: £34,750
Rates Payable: £15,046.75 (2011/2012)

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.



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Viewing

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

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