

# A.J. Phillips

## Chartered Surveyors Commercial and Professional Property Services

14/15 Mill Street, Stafford ST16 2AJ  
Tel: 01785 25 45 45 · Fax: 01785 25 56 05  
E-mail: commercial@ajphillips.co.uk  
Web: www.ajphillips.co.uk

## Unit 24 B Hixon Airfield Industrial Estate Hixon, Stafford ST18 0PF

Industrial Unit To Let on New Lease



Approximately 1114.8 m<sup>2</sup> /12,000 sq.ft \* Roller Shutter Door  
Established Industrial Estate off A51  
About Six Miles East of Stafford

**RENT GUIDE: £2.95 per sq.ft**



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## Unit 24 B, 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 1114.8 m<sup>2</sup> /12,000 sq.ft 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: 22 feet.

### Services

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

### Rating Data

Rating Authority: Stafford Borough Council – Tel: 01785 619 282

### The Lease

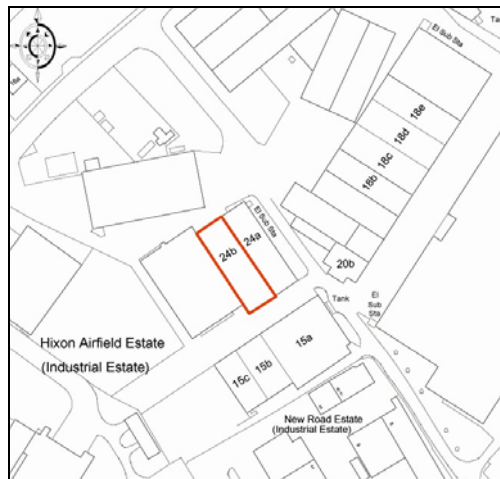
The premises are to be let on a new full repairing and insuring basis, with terms to be agreed.

### 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](mailto:commercial@ajphillips.co.uk).



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