

TO LET

UNITS 1B,C/D HIXON AIRFIELD INDUSTRIAL ESTATE
HIXON, STAFFORD, ST18 0PF



INDUSTRIAL/WAREHOUSE PREMISES
6,954 - 19,369 sq ft (646.04 - 1799.43 sq m)

(Approx. Total Gross Internal Area)

- Roller Shutters
- Established Industrial Area
- Located 1 Mile From A51

DESCRIPTION / LANDLORD WORKS

Units 1B, C/D Hixon Airfield Industrial Estate comprises two bays of industrial accommodation:

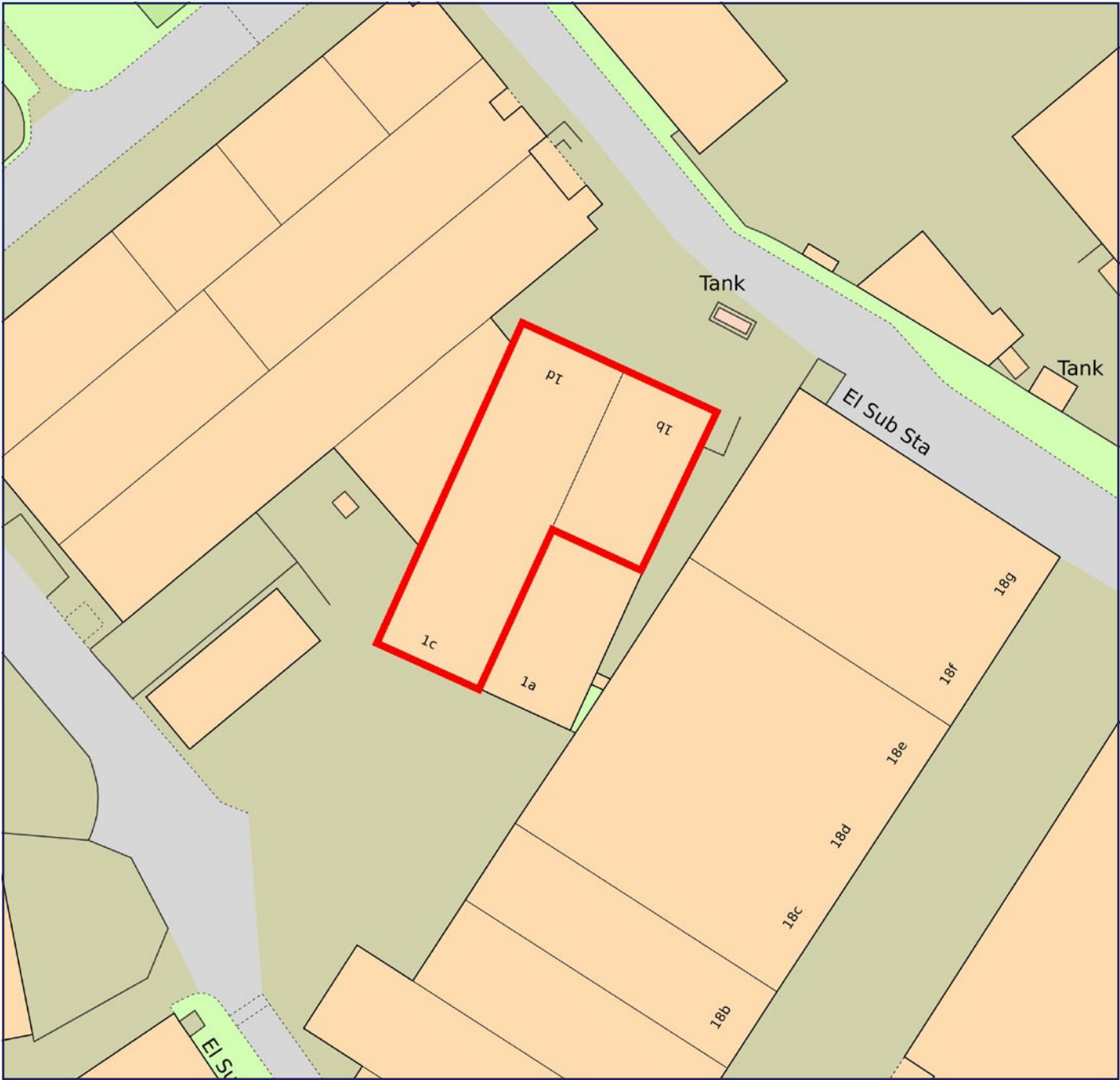
- Steel Portal Frame Construction
- Flexible Warehousing & Manufacturing Space
- Roller Shutter Loading Doors
- 4.4m to Haunch
- Parking & Yard Area
- Offices

The landlord is due to undertake various building works and further details can be provided upon request.

ACCOMMODATION

	SQ M	SQ FT
Unit 1B	646.04	6,954
Unit 1C/D	1153.39	12,415
TOTAL Approx. Gross Internal Area	1799.43	19,369

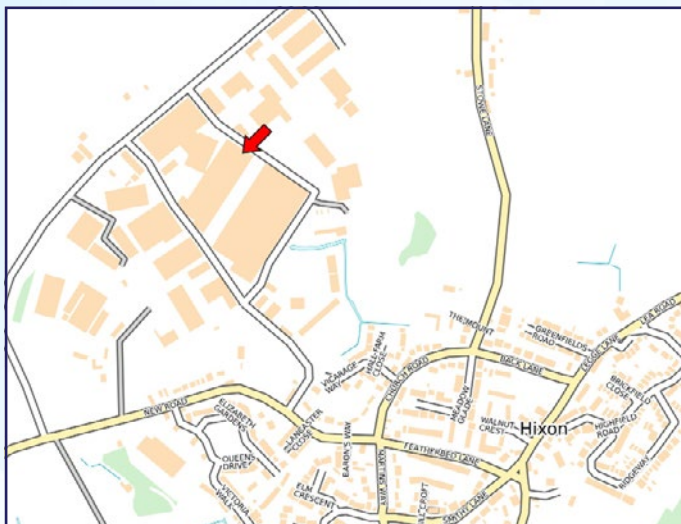
The units are available individually or can be combined to create a larger unit.



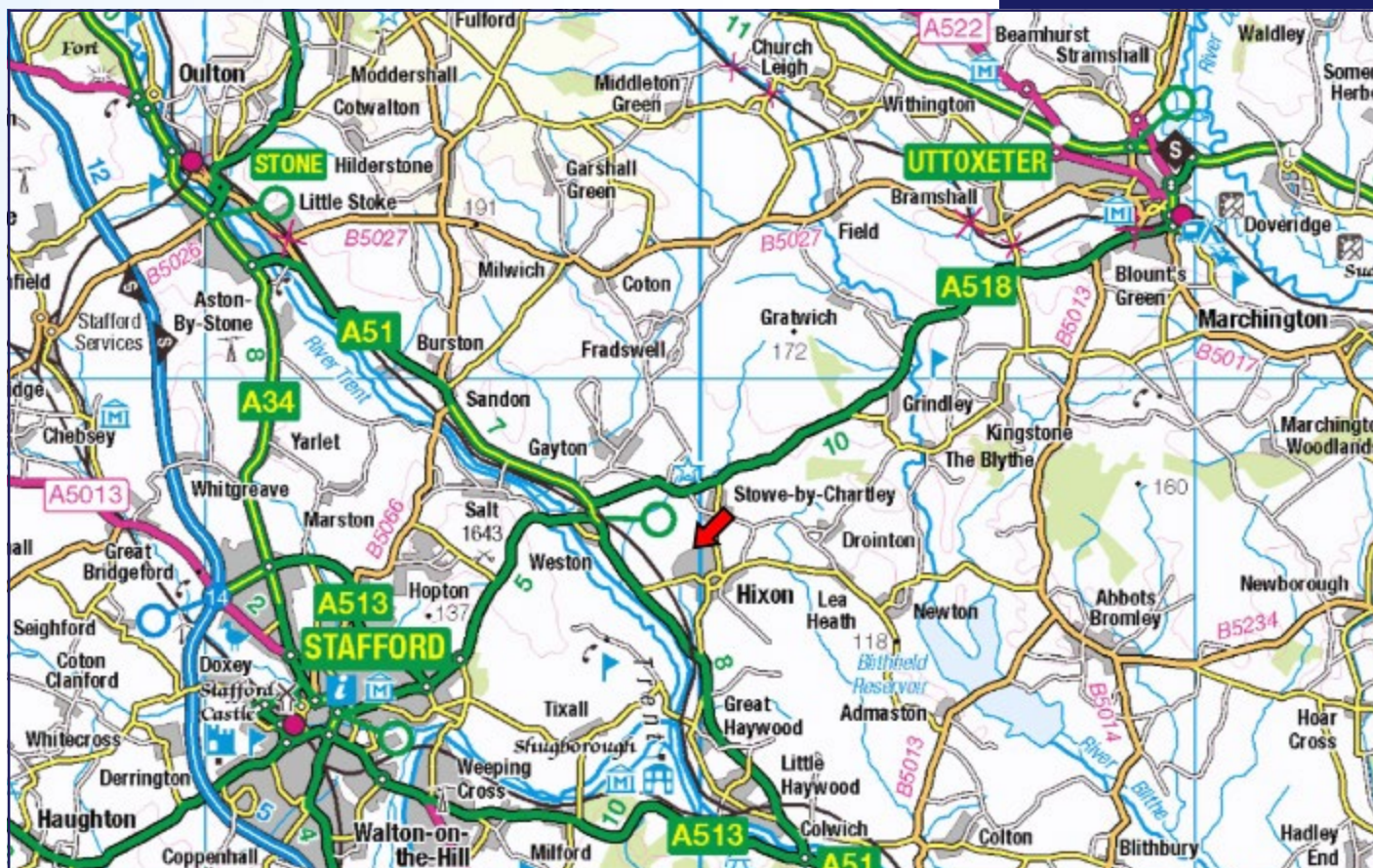
LOCATION

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. 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, Agri, Sandmaster.



POSTCODE: ST18 0PF



BUSINESS RATES

The properties have a rateable value of;
Unit 1B - £18,750 (2026 Listing).
Units 1C & 1D - £42,750 (2026 Listing).

EPC

Both units have an EPC Rating (C)
These will be reassessed upon completion of landlord works

RENT

Contact the agents.

VAT

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

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 is responsible for their own legal and professional costs in relation to the transaction.

ANTI MONEY LAUNDERING

The Anti Money Laundering regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



VIEWING Strictly via sole agents

Mike Burr

mike.burr@harrislamb.com
07827 342 460

Andrew Groves

andrew.groves@harrislamb.com
07966 263 287

Matthew Tilt

matthew.tilt@harrislamb.com
07834 626 172

✉ info@harrislamb.com

harrislamb
PROPERTY CONSULTANCY

01952 979530
01782 272555

www.harrislamb.com

SUBJECT TO CONTRACT Ref: ST1242 Date: 01/26

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
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