

TO LET

UNIT 1 AIRFIELD INDUSTRIAL ESTATE
HIXON, STAFFORD, ST18 0PF



INDUSTRIAL/WAREHOUSE PREMISES

2,970 sq ft (275 sq m) (Approx. Total Gross Internal Area)

- Modern steel portal frame unit
- Eaves height 6.7m
- Two electric roller shutter doors
- Located 1 mile from A51

DESCRIPTION

Unit 1 comprises a modern industrial / warehouse unit with the following specification:-

- Steel Portal Frame Construction
- Profile clad elevations and roof incorporating roof lights
- Two electric roller shutter doors
- Eaves height 6.7m
- Offices and wc's
- LED lighting
- Car parking to front of unit

ACCOMMODATION

	SQ M	SQ FT
Unit 1	275	2,970
TOTAL Approx. Gross Internal Area	275	2,970



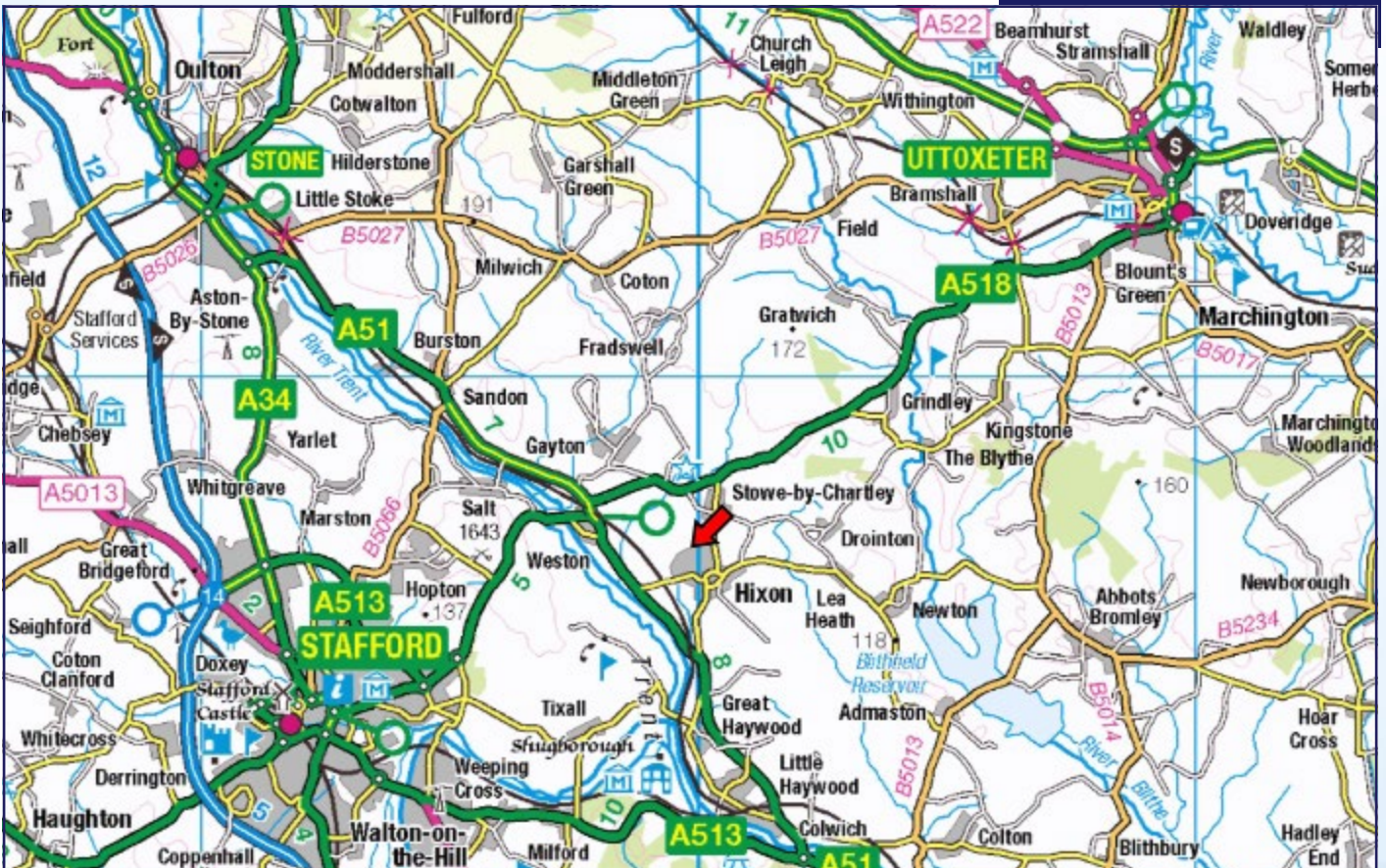
LOCATION

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

Further details available from the agents.

EPC

EPC Rating B(41).

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

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SUBJECT TO CONTRACT Ref: ST1242 Date: 02/26

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.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.