



9 Rabans Close, Rabans Lane Industrial Estate, Aylesbury, HP19 8RS

**To Let | 1,050 sq ft**

INDUSTRIAL UNIT IN THRIVING LOCATION



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Industrial Estate, Aylesbury, HP19  
8RS**

## TO LET

### Summary

- Size: 1,050 sq ft
- Rent: £15,000 per annum
- Rates payable: £4,491 per annum Small Business Rates Relief Available
- Rateable value: £9,000
- EPC: D (91)

### Further information

- [View details on our website](#)
- [Microsite](#)

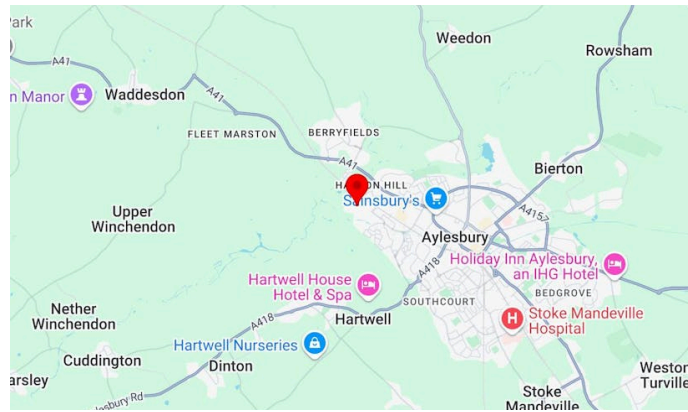
### Viewings and Further Information



Neave DaSilva  
07827 908926  
nds@chandlergarvey.com



James Garvey  
01494 460258 | 07471996320  
jg@chandlergarvey.com



### Description

Rabans Lane Industrial Estate offers a range of modern, terraced industrial/warehouse units in a thriving business location. Superfast broadband enabled across the estate. Large concrete forecourts providing ample car parking/good access for delivery vehicles.

All the units have WC facilities & most have fitted offices & overhead steel loading doors.

### Location

Aylesbury is the County Town of Bucks approx 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton & 18 miles west of Hemel Hempstead. The town has good road communications, positioned between M1 & M40, 20 miles north of M25 motorway via A41. Aylesbury has a direct & frequent rail service to London Marylebone approx 55 mins away.

### Terms

New lease to be agreed direct with landlord



### Business Rates

£9,000 A business may be able to qualify for 100% small business rates relief if they only rent one commercial premises.

### EPC

D89

### VAT

Applicable. VAT is payable on the rent, rent deposit and service charge

### Legal fees

Each party to bear their own costs

