



36-38 Rabans Close, Rabans Lane Industrial Area, Aylesbury, HP19 8RS

To Let | 3,200 sq ft

INDUSTRIAL UNIT ON POPULAR ESTATE



**36-38 Rabans Close, Rabans Lane
Industrial Area, Aylesbury, HP19
8RS**

TO LET

Summary

- Service charge: £1,107.10 per annum Plus Insurance
- Size: 3,200 sq ft
- Rent: £32,000 per annum Plus service charge and VAT
- Rates payable: £15,336 per annum 2026
- Rateable value: £35,500
- EPC: C (52)

Further information

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

Viewings and Further Information

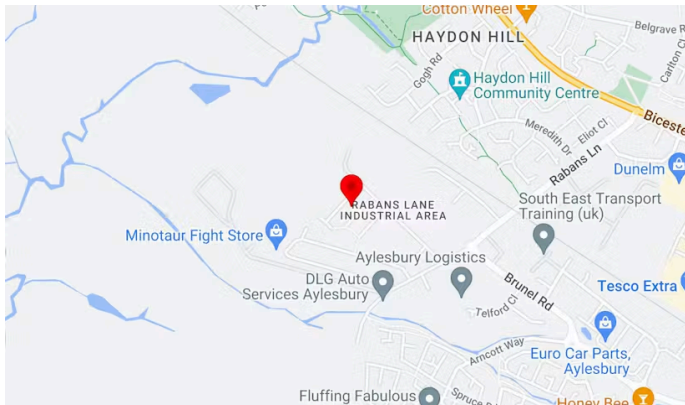


Neave DaSilva
07827 908926
nds@chandlergarvey.com



James Garvey
07471 996320
jg@chandlergarvey.com

www.chandlergarvey.com



Specification

- NO MOTOR TRADE
- Office space
- Overhead steel loading door
- Large concrete forecourt
- WC & Tea point

Description

Rabans Lane Industrial Estate offers a range of modern, terraced industrial/warehouse units in a thriving business location. Unit 36-38 - Size 3,200 sq. ft. Superfast broadband enabled across the estate. Large concrete forecourts providing ample car parking/good access for delivery vehicles. All the units have WC and Tea point facilities and most have fitted offices and overhead steel loading door.

NO MOTOR TRADE. NO CONTAINERS ALLOWED ON SITE.



Location

Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead. The town has good road communications, being positioned between the M1 and M40, and some 20 miles north of the M25 motorway via the A41. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes.

Terms

A new lease is available direct from the landlord on terms to be agreed.

VAT

Applicable



