



**28 Edison Road**

Rabans Lane Industrial Area, Aylesbury, HP19 8TE

**MODERN  
BUSINESS UNIT**

**525 sq ft**  
(48.77 sq m)

- Warehouse suitable for storage / E Class
- Tea point and W/C
- Car parking
- Great access for deliveries
- Estate CCTV
- NO TAKEAWAYS/HOT FOOD

# 28 Edison Road, Rabans Lane Industrial Area, Aylesbury, HP19 8TE

## Summary

Available Size	525 sq ft
Rent	£12,000 per annum
Rates Payable	£2,295.40 per annum For further information regarding your Rates Payable please contact your Local Authority.
Rateable Value	£4,600
Service Charge	£430 per annum
VAT	Applicable. Rent and Service charge are plus VAT
Legal Fees	Each party to bear their own costs
EPC Rating	D (77)

## Description

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

## Location

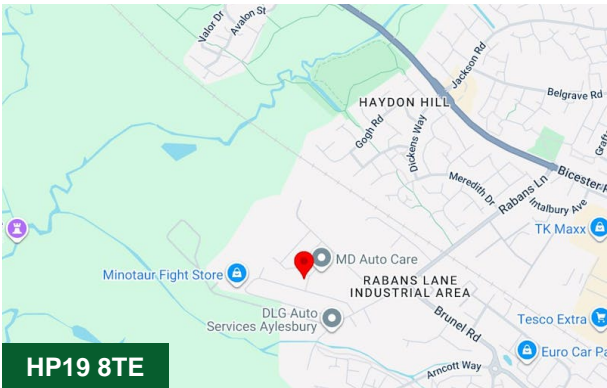
Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes

## Terms

The property is available to let on a new lease for a minimum period of 3 years. A 3-6 month rental deposit will be payable. Rent to be paid quarterly in advance. Plus VAT.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



## Viewing & Further Information



**Neave DaSilva**  
01494 796054 | 07827 908926  
nds@chandlergarvey.com



**James Garvey**  
01494 460258 | 07471996320  
jg@chandlergarvey.com