



16-18 Rabans Close, Rabans Lane Industrial Area, Aylesbury, HP19 8RS

To Let | 5,446 sq ft

INDUSTRIAL UNIT IN THRIVING LOCATION

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TO LET

Summary

- Service charge: £1,100 per annum Plus Insurance £900 PA
- Size: 5,446 sq ft
- Rent: £26,000 per annum
- Rates payable: £25,199.50 per annum April 2026
- Rateable value: £50,500
- EPC: C

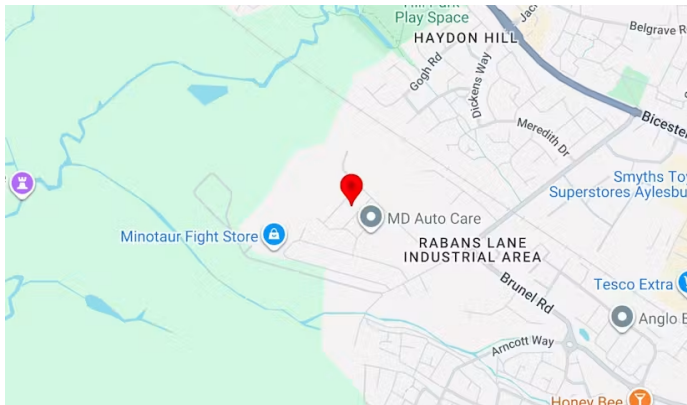
Further information

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

Viewings and Further Information



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Specification

- Forecourt Car Parking
- Good access for delivery vehicles
- Overhead steel loading doors
- Office / teapoint & WC Facilities
- Estate CCTV
- Superfast Broadband

Description

Rabans Lane Industrial Estate comprises a range of modern terraced industrial/warehouse units in a well-established and popular business location.

Unit 16–18 provides predominantly warehouse accommodation, with a first-floor mezzanine situated to the front of the unit. To the rear is a separate office area, currently configured as four individual carpeted offices, which are used for a combination of office accommodation and additional storage.

The current tenant operates a trade counter from part of the unit, which contributes to a reduced business rates liability, with approximately £11,000 payable over a 10-month period.



Location

Aylesbury is the County Town of Buckinghamshire and is located approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is situated on the junctions of the A41 the A413 and A418 providing easy access to the M40 M1 and M25 motorways all of which are within a 20 minute drive.

The town benefits from a direct rail system to London Marylebone with a journey time of approximately 55 minutes.

Terms

Assignment of the existing lease, which expires in February 2030. The lease is subject to a tenant break option in August 2027.

VAT

Applicable

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,185	202.99	Available
Ground - Office	1,044	96.99	Available
Mezzanine	2,217	205.97	Available
Total	5,446	505.95	



