



Unit 33 Edison Road, Rabans Lane Industrial Estate, Aylesbury, HP19 8TE

To Let | 1,350 sq ft

INDUSTRIAL UNIT TO LET

Unit 33 Edison Road, Rabans Lane Industrial Estate, Aylesbury, HP19 8TE

TO LET

Summary

- Size: 1,350 sq ft
- Rent: £19,500 per annum Plus Service Charge and Insurance
- Rates payable: £8,108.75 per annum For further information regarding your Rates Payable please contact your Local Authority.
- Rateable value: £16,250
- EPC: D (89)

Further information

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

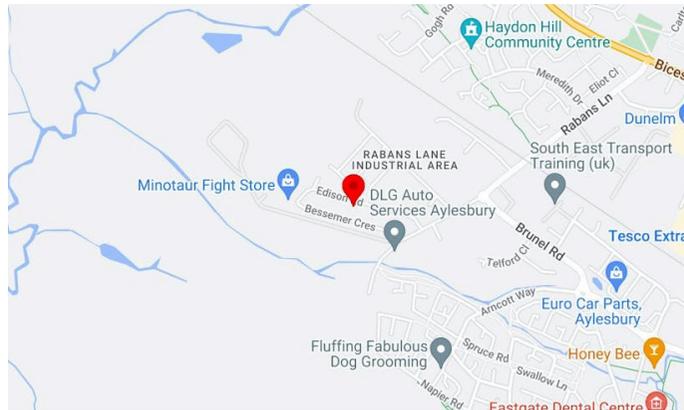
Viewings and Further Information



Neave DaSilva
07827 908926
nds@chandlergarvey.com



James Garvey
01494 460258 | 07471996320
jg@chandlergarvey.com

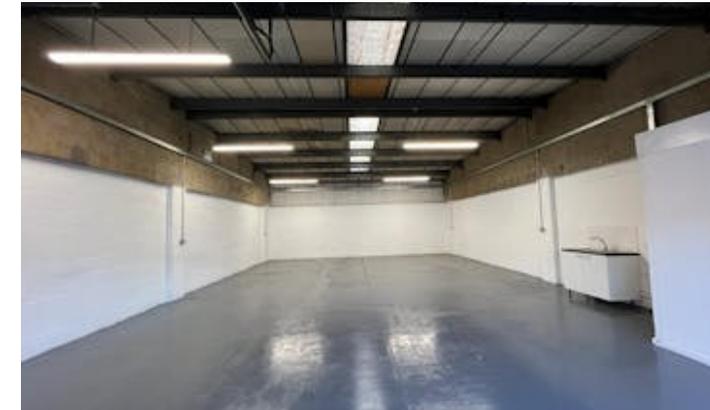


Description

Rabans Lane Industrial Estate offers a range of modern, terraced industrial/warehouse units in a thriving business location (Unit 33 is 1,350 sq ft with WC teapoint and WC facilities). Superfast broadband enabled across the estate and large concrete forecourts provide ample car parking/good access for delivery vehicles. The Unit is available in a refurbished shell condition which has been recently redecorated to include new WCs and kitchen tea point. NO MOTOR TRADE.

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. The international airports at Luton and Heathrow are readily accessible being located 18 and 40 miles away, respectively.



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 Regulations / Identity Checks

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

VAT

Applicable

Legal fees

Each party to bear their own costs

