



## Unit 23

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

### **MODERN INDUSTRIAL UNIT**

**552 sq ft**  
(51.28 sq m)

- E class use
- Superfast Broadband
- Concreted forecourt with parking
- Great access for delivery vehicles
- Kitchenette & WC
- Estate CCTV

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## Summary

<b>Available Size</b>	552 sq ft
<b>Rent</b>	£10,000.00 per annum Plus Service Charge and Insurance
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	£280.66 per annum Plus Insurance of £143.76. Plus VAT
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (89)

## Description

23 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. Open plan storage/business workspace. Kitchenette and WC.

## 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

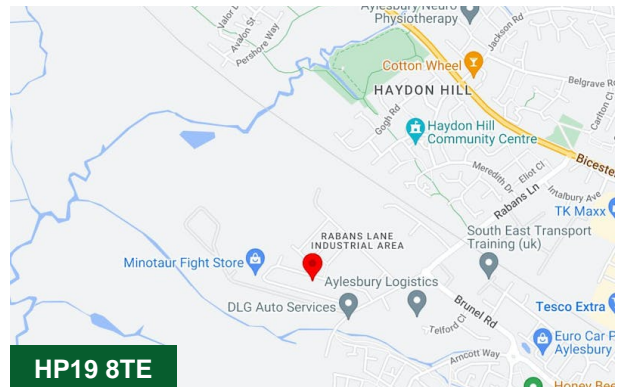
The property is available to let on a new lease for a minimum of 3 years. A 3-6 months rental deposit will be payable. Rent to be paid quarterly in advance. Plus VAT.

## Business Rates

Rateable Value £4,600

## EPC

D89



## Viewing & Further Information



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