



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

Unit 23, Edison Road, Rabans Lane Industrial Estate, Aylesbury, HP19 8TE

Summary

Available Size	552 sq ft
Rent	£10,000 per annum Plus Service Charge and Insurance
Business Rates	Upon Enquiry
Service Charge	£280.66 per annum Plus Insurance of £143.76. Plus VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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

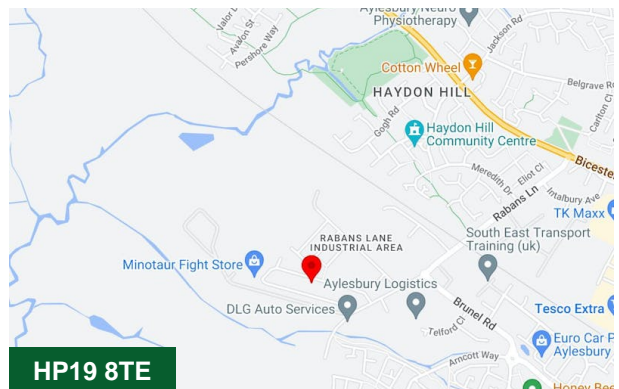
The property is available to let on a new lease for a minimum of 3 years. A 3-6 months rental deposit will be payable. Rent to be paid quarterly in advance. Plus VAT.

Business Rates

Rateable Value £4,600

EPC

D89



Viewing & Further Information



Neave DaSilva

01494 796054 | 07827 908926
nds@chandlergarvey.com



James Garvey

01494 460258 | 07471996320
jg@chandlergarvey.com