



Office / Storage Units at Edison Workspace

52 Edison Rd, Aylesbury, HP19 8TE

BUSINESS UNITS SUITABLE FOR VARIETY OF USES

150 to 590 sq ft
(13.94 to 54.81 sq m)

- INCLUSIVE RENT
- ON-SITE PARKING
- COMMUNAL KITCHENETTE
- COMMUNAL WCs
- HEATING
- STORAGE / LIGHT ASSEMBLY
- UTILITIES INCLUDED IN RENT
- SMALL BUSINESS RATES RELIEF

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Summary

Available Size	150 to 590 sq ft
Rent	£3,000.00 - £11,800.00 per annum Including service charge plus VAT
Rates Payable	£3,043.90 per annum 2023 - may be eligible for small business rates relief if only business premises.
Rateable Value	£6,100
Service Charge	Inclusive in rent
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction
EPC Rating	D (95)

Description

Office Space on the well-established Rabans Lane Industrial Estate, the Edison Business Centre occupies an accessible location via Rabans Lane to the A41, 1 1/2 miles NW of Aylesbury Town Centre. Suitable for small/start-up businesses. Office 14 - 590 sq. ft sq ft. 24-hour access, on-site parking. Occupation by way of licence providing flexible terms. Inclusive monthly charging covering rent, service charge, heating, lighting, cleaning of the communal areas. On-site fibre broadband provided at additional cost, immediate availability, connect the day you move in. *Business rates not inclusive - service charge subject to £500 increase per annum*

Location

Located on the well established Rabans Lane Industrial Estate, home to many industrial and commercial enterprises. Occupying an accessible location via Rabans Lane to the A41, around one and a half miles north west of Aylesbury town centre.

Accommodation

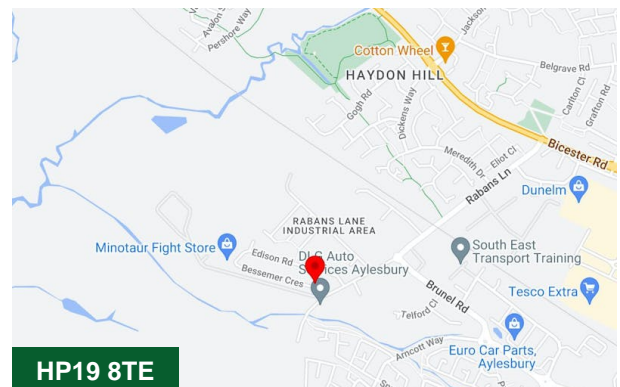
Name	sq ft	sq m	Rent
Suite - 14	590	54.81	£11,800 /annum
Ground - Unit 5	185	17.19	£3,700 /annum
1st - Unit 10	150	13.94	£3,000 /annum
Total	925	85.94	

Terms

The property is available to let on a new lease for a minimum period of 2 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



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