



## Office / Storage Units at Edison Workspace

52 Edison Rd, Aylesbury, HP19 8TE

### **BUSINESS UNITS SUITABLE FOR VARIETY OF USES**

**590 sq ft**  
(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

# Office / Storage Units at Edison Workspace, 52 Edison Rd, Aylesbury, HP19 8TE

## Summary

<b>Available Size</b>	590 sq ft
<b>Rent</b>	£11,800 per annum Including service charge plus VAT
<b>Rates Payable</b>	£3,043.90 per annum 2023 - may be eligible for small business rates relief if only business premises.
<b>Rateable Value</b>	£6,100
<b>Service Charge</b>	Inclusive in rent
<b>VAT</b>	Applicable. VAT is applicable
<b>Legal Fees</b>	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction
<b>EPC Rating</b>	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

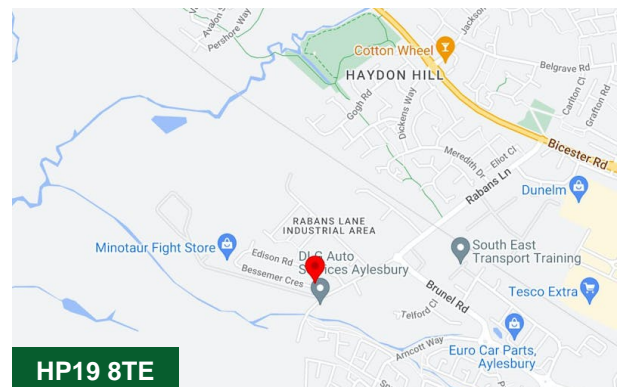
Name	sq ft	sq m	Rent	Availability
Suite - 14	590	54.81	£11,800 /annum	Available
Ground - Unit 5	185	17.19	£3,700 /annum	Let
1st - Unit 10	150	13.94	£3,700 /annum	Let
<b>Total</b>	<b>925</b>	<b>85.94</b>		

## Terms

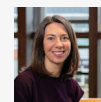
The property is available to let on a new lease for a minimum period of 2 years. A 3-6 month rental deposit will be payable. Rent to be paid quarterly in advance. Plus VAT.

## 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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