

TO LET

BUSINESS UNIT SUITABLE FOR VARIETY OF USES



Office 3 Edison Business Centre

52 Edison Rd
Aylesbury
HP19 8TE

**185 Sq Ft (17 Sq M)
Offices**

- **INCLUSIVE RENT**
- **24 HOUR ACCESS**
- **ON-SITE PARKING**
- **COMMUNAL KITCHENETTE**
- **COMMUNAL WCs**
- **HEATING**
- **FLEXIBLE TERMS**
- **SUITABLE FOR SMALL & START UP BUSINESSES FOR LIGHT ASSEMBLY**

Office 3 Edison Business Centre

52 Edison Rd
Aylesbury, HP19 8TE

Rent: £3,500 Per Annum

EPC: D95

Rateable Value: £1,875

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 3 - 185 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 but excluding business rates. (Rental £3,500 per annum). On-site fibre broadband provided at additional cost, immediate availability, connect the day you move in.

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.

Tenure

Occupation by way of licence providing flexible terms

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction

Accommodation

	Sq Ft	Sq M
Office 3	185	17
Total	185	17



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Contact

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