



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

To Let | 376 to 590 sq ft

BUSINESS UNITS SUITABLE FOR VARIETY OF USES

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TO LET

Summary

- Size: 376 to 590 sq ft
- Rent: £10,900 - £11,800 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
- EPC: D (95)

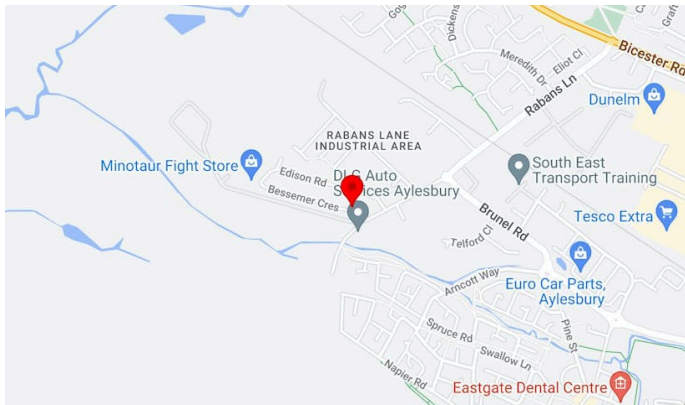
Further information

- [View details on our website](#)
- [Microsite](#)

Viewings and Further Information



Neave DaSilva
01494 796054 | 07827 908926
nds@chandlergarvey.com



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 9 - 154 sq ft / Office 14 - 590 sq ft / Office 1&2 - 527 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.

Terms

The property is available to let on a new licence/lease for a minimum period of 2 years. A 3-6 month rental deposit



Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

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

