



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

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

### 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)

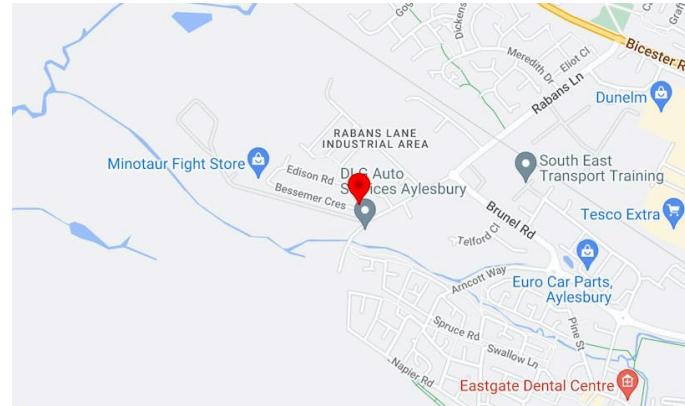
#### Further information

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

#### Viewings and Further Information



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#### 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

