



## 6 Bessemer Crescent

Rabans Lane Industrial Area, Aylesbury, HP19 8TF

### **INDUSTRIAL UNIT ON POPULAR ESTATE**

**552 sq ft**  
(51.28 sq m)

- **USE CLASS E**
- **Superfast broadband on the estate**
- **CCTV on the estate**
- **Large concrete forecourt**
- **WC facilities, Tea Point**

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## Summary

<b>Available Size</b>	552 sq ft
<b>Rent</b>	£10,000.00 per annum Plus Service Charge and VAT
<b>Rates Payable</b>	£2,220.55 per annum 2023
<b>Rateable Value</b>	£4,450
<b>Service Charge</b>	£260.32 per annum Plus Insurance of £127.30 Plus VAT
<b>VAT</b>	Applicable. VAT is applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (73)

## Description

Rabans Lane Industrial Estate offers a range of modern, terraced industrial/warehouse units in a thriving business location. Unit 6 offers accommodation measuring 552 sq. ft with WC facilities & teapoint, at a rental of £10,000 per annum, plus estate service charge. The Industrial estate benefits from Superfast broadband, CCTV & large concrete forecourts providing ample car parking/good access for delivery vehicles.

## Location

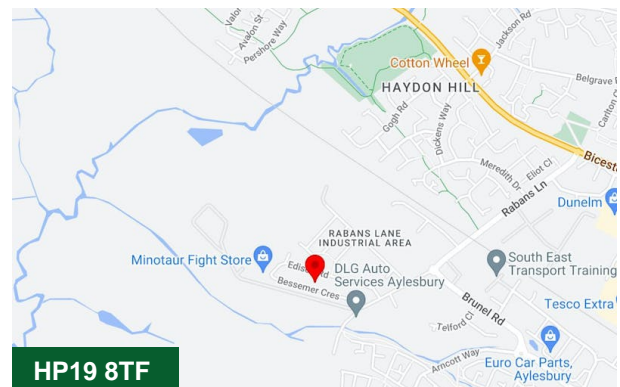
Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead. The town has good road communications, being positioned between the M1 and M40, and some 20 miles north of the M25 motorway via the A41. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes.

## Terms

The property is available to let on a new lease direct from the landlord. A 3-6 months 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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