



Unit 15 Edison Road

Rabans Lane Industrial Estate, Aylesbury, HP19 8TE

INDUSTRIAL UNIT TO LET

552 sq ft
(51.28 sq m)

- Currently fitted out as offices with small rear store
- Superfast broadband
- Good access for delivery vehicles
- Good parking
- Tea Point & WC

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Summary

Available Size	552 sq ft
Rent	£10,000 per annum Plus Service Charge and Insurance
Rateable Value	£4,600 For further information regarding your Rates Payable please contact your Local Authority.
Service Charge	£280.66 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (77)

Description

Rabans Lane Industrial Estate offers a range of modern, terraced industrial/warehouse units in a thriving business location (Unit 15 is 552 sq ft with WC teapoint and WC facilities). Superfast broadband enabled across the estate and large concrete forecourts provide ample car parking/good access for delivery vehicles. The Unit is currently fitted out as offices with small rear store, however the tenant may remove the offices to provide full storage space.

Location

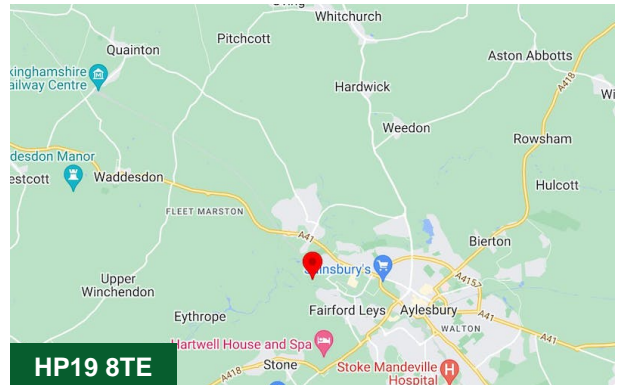
Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead. The town has good road communications, being positioned between the M1 and M40, and some 20 miles 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. The international airports at Luton and Heathrow are readily accessible being located 18 and 40 miles away, respectively.

Business Rates

£4,600 per annum. For further information regarding your Rates Payable please contact your Local Authority.

EPC

D77



Viewing & Further Information



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