



## 15 Bessemer Crescent

Rabans Lane Industrial Area, Aylesbury, HP19 8TF

### **BUSINESS UNIT**

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

- Superfast broadband on the estate
- CCTV on the estate
- Large concrete forecourt
- WC facilities & tea point

# 15 Bessemer Crescent, Rabans Lane Industrial Area, Aylesbury, HP19 8TF

## Summary

<b>Available Size</b>	552 sq ft
<b>Rent</b>	£10,000.00 per annum
<b>Rates Payable</b>	£1,796.40 per annum 2023
<b>Rateable Value</b>	£3,600
<b>Service Charge</b>	£260.32 per annum Plus VAT
<b>VAT</b>	Applicable. VAT is payable on the rent and service charge
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (122)

## Description

Rabans Lane Industrial Estate offers a range of modern, terraced industrial/warehouse units in a thriving business location. Unit 15 will offer refurbished 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.

\* Please note that the internal photos are indicative of a refurbished unit on the estate \*

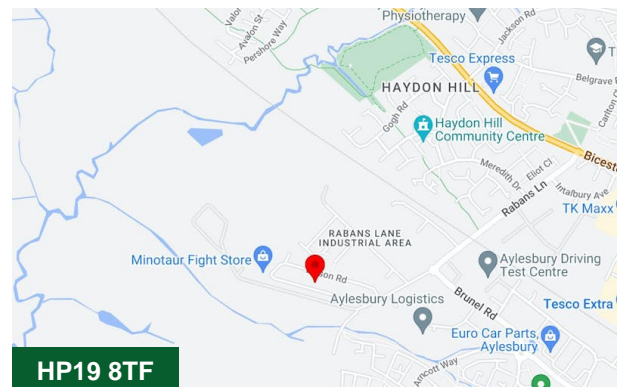
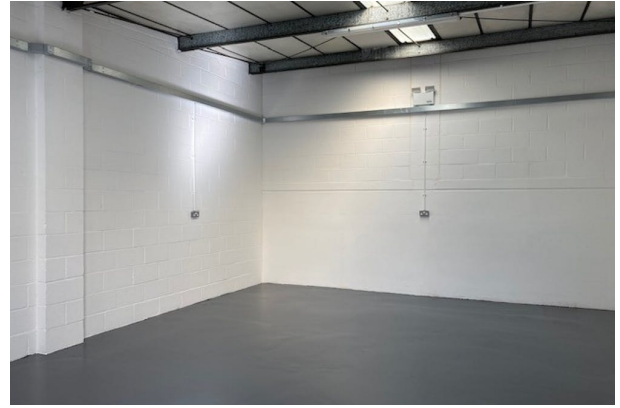
If this is your only business premises then you may qualify from small business rates relief, therefore you would pay no business rates.

## 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

Available on a new Lease direct from the Landlord for a minimum 3 year term. Rent is paid quarterly in advance, plus VAT. Service charge is paid every 6 months plus VAT. Each unit has its own electric and water meter so the tenant will be paid for their own usage. Rent deposit of 3-6 months required.



## Viewing & Further Information



**Joanna Kearvell**

01296 255020 | 07887 793030

jk@chandlergarvey.com