



## Unit 18

Edison Road, Rabans Lane Industrial Estate, Aylesbury, HP19 8TE

### OFFICE / BUSINESS UNIT

**530 sq ft**  
(49.24 sq m)

- Currently laid out as offices with suspended ceilings
- Concreted forecourt with parking
- Great access for delivery vehicles
- Kitchenette & WC
- Estate CCTV
- Superfast Broadband Available on the Estate

# Unit 18, Edison Road, Rabans Lane Industrial Estate, Aylesbury, HP19 8TE

## Summary

<b>Available Size</b>	530 sq ft
<b>Rent</b>	£10,000 per annum Plus Service Charge and Insurance
<b>Rates Payable</b>	£2,345.30 per annum
<b>Rateable Value</b>	£4,700
<b>Service Charge</b>	£280.66 per annum Plus Insurance of £143.76. Plus VAT
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (102)

## Description

18 Edison Road, is on Rabans Lane Industrial Estate, which offers a range of modern, terraced industrial/business units in a thriving business location. Large concrete forecourts providing ample car parking/good access for delivery vehicles. Office / business unit workspace fitted out with carpeting and suspended ceilings. Kitchenette and WC.

## Location

Aylesbury is the County Town of Buckinghamshire and is approximately 44 miles northwest of central London 23 miles from Oxford and 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 and A418 with access to the M40 M1 and M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes

## Terms

The property is available to let on a new lease for a minimum of 3 years. A 3-6 months rental deposit will be payable. Rent to be paid quarterly in advance. Plus VAT.

## Business Rates

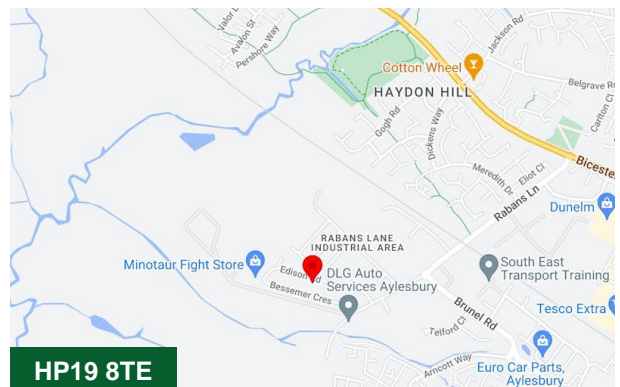
Rateable Value £4,600 - Small business rates relief available if the tenant only has one premises.

## EPC

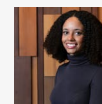
E102

## Money Laundering / Identity Checks

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

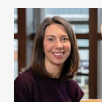


## Viewing & Further Information



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