



chandler
garvey

TO LET



29 Edison Road

Rabans Lane Industrial Area, Aylesbury, HP19 8TE

MODERN BUSINESS UNIT

552 sq ft
(51.28 sq m)

- **E class use**
- **Refurbished industrial unit**
- **New WC and kitchenette**
- **Large forecourt for parking**
- **Great access for delivery vehicles**
- **Estate CCTV**

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Summary

Available Size	552 sq ft
Rent	£12,000 per annum
Rates Payable	£2,320.35 per annum 2023
Rateable Value	£4,650
Service Charge	£280.66 per annum Plus insurance £116.60
VAT	Applicable. VAT is payable on rent and service charge
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)



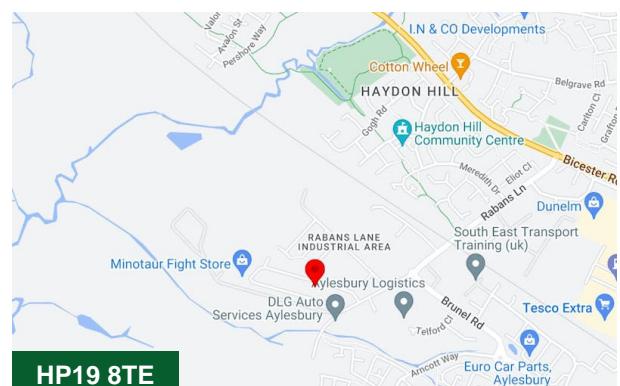
Description

29 Edison Road, is on Rabans Lane Industrial Estate, which offers a range of modern, terraced industrial/warehouse units in a thriving business location facilities. Superfast broadband enabled across the estate. Large concrete forecourts providing ample car parking/good access for delivery vehicles.

This unit has recently been refurbished and has E Class use.

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 period of 3 years. A 3-6 month rental deposit will be payable. Rent to be paid quarterly in advance. Plus VAT.

Business Rates

Rateable Value 4650

EPC

D88

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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