

# MODERN BUSINESS UNIT



**TO  
LET**

**27 Edison Road, Aylesbury,  
Buckinghamshire, HP19 8TE**

550 Sq Ft (51 Sq M)

Industrial

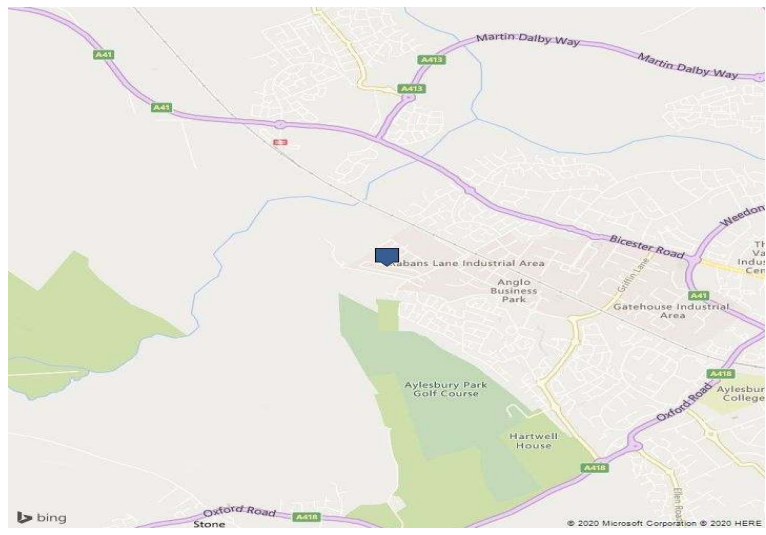
- Superfast Broadband
- Office Fit out with WC and Kitchette
- Large forecourt for parking
- Great access for delivery vehicles
- Estate CCTV



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## 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



## Description:

27 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. Unit 27 is fitted out as offices with suspended ceiling, WC and kitchenette.



## Accommodation:

550 Sq Ft (51 Sq M)

### Rent:

£7,500 Per Annum

### Business Rates:

Rateable Value £3,800

### EPC:

C68

### Tenure:

A new full repairing and insurance lease to be granted outside the Security Provisions of the Landlord and Tenant Act 1954 Part II.

### Legal Costs:

Each party to be responsible for their own legal costs involved in the transaction.

### Contact

For further information or to book a viewing please contact



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