



26 Edison Road

Rabans Lane Industrial Area, Aylesbury, HP19 8TE

MODERN BUSINESS UNIT

530 sq ft
(49.24 sq m)

- Warehouse suitable for storage / E Class
- Tea point and WC
- Large forecourt for parking
- Great access for delivery vehicles
- Estate CCTV

26 Edison Road, Rabans Lane Industrial Area, Aylesbury, HP19 8TE

Summary

Available Size	530 sq ft
Rent	£10,000.00 per annum
Rates Payable	£4.80 per sq ft
Rateable Value	£5,100
Service Charge	£280.66 per annum Plus Building Insurance £159.57 per year.
VAT	Applicable. Rent and Service charge are plus VAT
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

26 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.

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

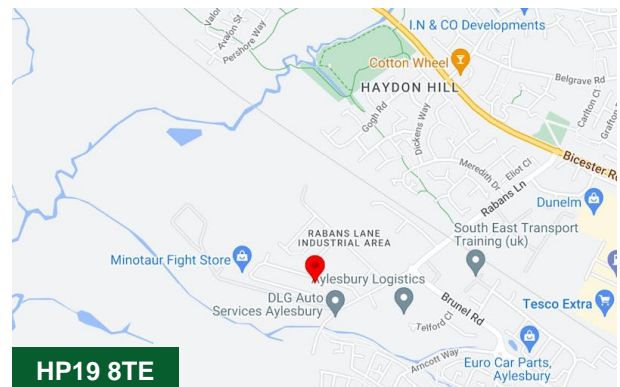
Rateable Value £5,100. If the tenant has only one commercial property (this unit), then they can apply for 100% Small Business Rates Relief.

EPC

E

Money Laundering / Identity Checks

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



HP19 8TE

Viewing & Further Information



Joanna Kearvell

01296 255020 | 07887 793030

jk@chandlergarvey.com



Neave DaSilva

01494 446612 | 07827 908926

nds@chandlergarvey.com