



## 43 Edison Road

Rabans Lane Industrial Area, Aylesbury, HP19 8TE

### INDUSTRIAL UNIT

**1,335 sq ft**  
(124.03 sq m)

- Warehouse suitable for storage / light industrial use
- Large concrete forecourt
- WC facilities & tea point
- Superfast broadband available on the estate
- CCTV on the estate
- NO MOTOR TRADE

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## Summary

<b>Available Size</b>	1,335 sq ft
<b>Rent</b>	£17,500.00 per annum
<b>Rates Payable</b>	£5,613.75 per annum If this is your only business premises then you may qualify from small business rates relief, therefore you would pay no business rates.
<b>Rateable Value</b>	£11,250
<b>Service Charge</b>	£339.39 per annum Plus Building Insurance £287.75 per year
<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>	B (49)

## Description

Rabans Lane Industrial Estate offers a range of modern, terraced industrial/warehouse units in a thriving business location. Unit 43 offers refurbished accommodation measuring 1,335 sq ft with WC facilities & teapoint, at a rental of £17,500 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.

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NO MOTOR TRADE

## Location

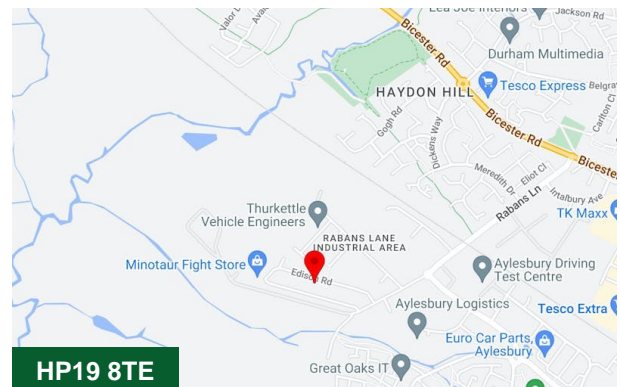
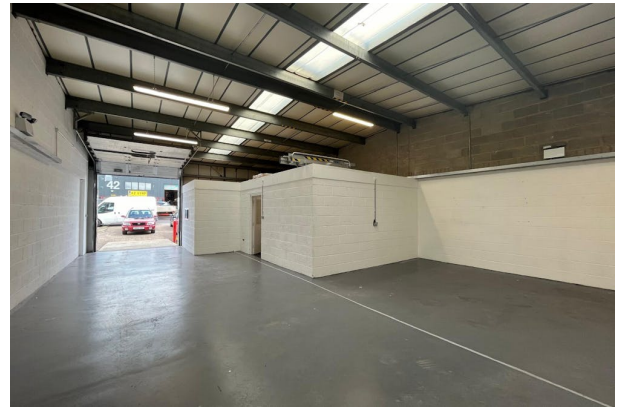
Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead. The town has good road communications, being positioned between the M1 and M40, and some 20 miles 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 term of 3 years.

## Money Laundering

Money Laundering Regulations require Chandler Garvey to conduct checks on all Tenants. Prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



**Joanna Kearvell**

01296 255020 | 07887 793030

jk@chandlergarvey.com



**Neave DaSilva**

01494 446612 | 07827 908926

nds@chandlergarvey.com