



Unit 42 Space Business Centre

Smeaton Close, Aylesbury, HP19 8FJ

MODERN INDUSTRIAL/OFFICE UNIT

454 sq ft
(42.18 sq m)

- Individual front door access/24/7 access
- Amenity block including shower, WC and kitchen facilities
- Flexible Lease Terms - Monthly Licence
- Mezzanine / Natural Lighting
- Dedicated Unit and Visitor parking

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Summary

Available Size	454 sq ft
Rent	£870 per month Inclusive of Buildings Insurance and Service Charge. Plus VAT
Rates Payable	£2,944.10 per annum 2023. Qualifies for Small Business Rates Relief.
Rateable Value	£5,900
Service Charge	Included in Rent.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

SBC Aylesbury comprises two terraces, with 27 units located in one back to back terrace and 16 units in the other. The units are of modern construction, having been built in 2009. The units are fitted with a mezzanine floor and are suitable for multiple uses, which include industrial, workshop, project space, warehouse, storage and office. The property benefits from the following amenities: Unit with shared WC & kitchen facilities, amenity block including shower facilities, individual front door access, flexible mezzanine level, natural lighting, 24 / 7 access, CCTV & security barrier, 1 car parking space, visitor parking, suitable for multiple uses, & eaves height of approximately 5.5 meters.

Location

Aylesbury is the county town of Buckinghamshire in the South Midlands and has a population of over 60,000 people, which is the largest in Aylesbury Vale. The town has good transport links, as both the A413 and A418 roads run through the town. It also benefits from its relatively close location to the M40 motorway at junction 8 (circa 13 mile) and the M25 motorway at junction 20 (circa 19 miles). Aylesbury is well served by both Aylesbury and Aylesbury Vale Parkway railway station, with direct services into London Marylebone and journey times of approximately 1 hour. London Luton Airport is located 20 miles away.

Business Rates

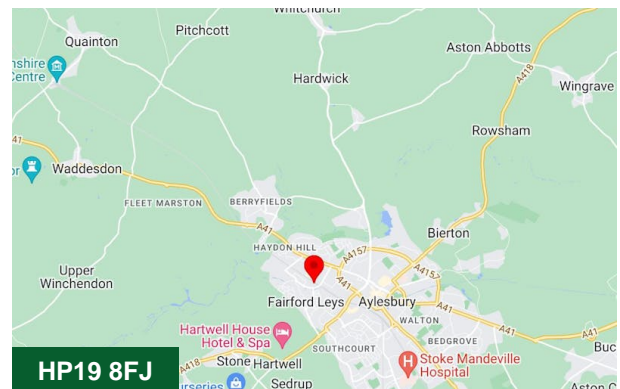
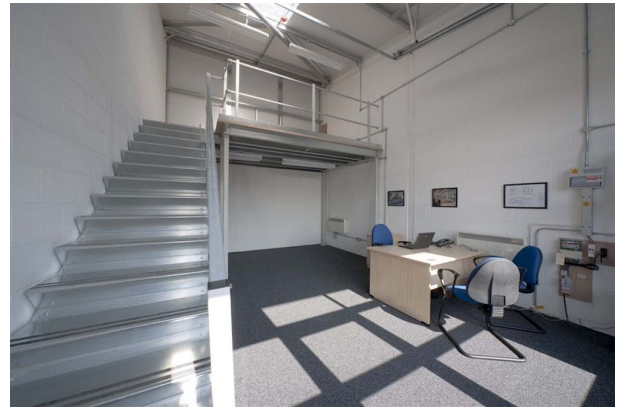
If your property has a Rateable Value of less than £12,000 and you only occupy one property then you will pay NO Business Rates from April 2017. To apply for this relief please contact your local authority.

EPC

C69

Money Laundering and Identity Checks

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



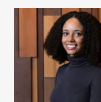
Viewing & Further Information



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