



Unit 13 Space Business Centre

Smeaton Close, Aylesbury, HP19 8FJ

MODERN INDUSTRIAL/OFFICE UNIT TO LET / FOR SALE

367 sq ft
(34.10 sq m)

- Suitable for industrial, workshop/project , warehouse, storage and office use.
- Loading access to each business unit
- Flexible mezzanine level
- Dedicated unit and visitor parking
- Amenity block including shower, WC and kitchen facilities

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Summary

Available Size	367 sq ft
Rent	£710 per month Includes service charge
Price	£100,000
Rates Payable	£2,445.10 per annum 2023. Qualifies for Small Business Rates Relief.
Rateable Value	£4,900
Service Charge	£4 per sq ft Included in the rent but payable by the new owner if sold
VAT	Applicable
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	Upon enquiry

Description

Space Business Centre comprises of 43 units, the units are of modern construction, having been built in 2009.

The unit benefits from natural lighting, dedicated unit & visitor parking, individual loading/front door access to each unit, amenity block inc. showers, 24/7 access, security barrier & cctv. The unit is fitted with a mezzanine floor and is suitable for multiple uses, which include industrial, workshop, project space, warehouse, storage and office.

Unit 13 is available to let for a minimum term of 3 years, or available to purchase. The property is owned on a long leasehold basis, 150 year lease from March 1999.

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.

EPC

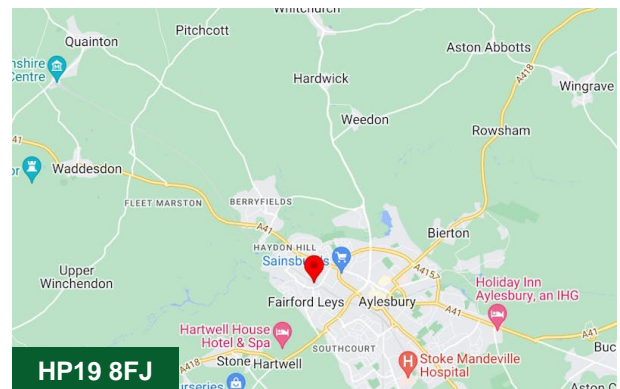
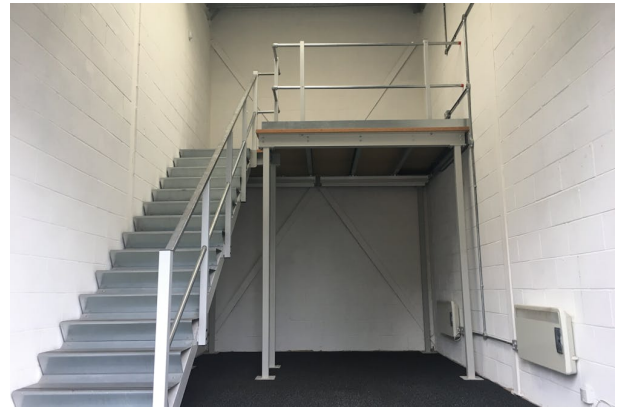
To be confirmed.

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.

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.



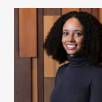
Viewing & Further Information



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