

INDUSTRIAL UNIT IN THRIVING LOCATION



**TO
LET**

**35 Rabans Close, Rabans Lane Industrial
Estate, Aylesbury, Bucks, HP19 8RS**

1,050 Sq Ft (97.55 Sq M)

Industrial

- Car parking
- Good access for delivery vehicles
- Overhead steel loading doors
- WC facilities
- CCTV
- Thriving business location
- Superfast broadband
- Large concrete forecourts



COMMERCIAL PROPERTY SPECIALISTS

Location

Aylesbury is the County Town of Bucks approx 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton & 18 miles west of Hemel Hempstead. The town has good road communications, positioned between M1 & M40, 20 miles north of M25 motorway via A41. Aylesbury has a direct & frequent rail service to London Marylebone approx 55 mins away.

Description:

Rabans Lane Industrial Estate offers a range of modern, terraced industrial/warehouse units in a thriving business location (Unit 35 - Size 1,050 sq ft) Superfast broadband enabled across the estate. Large concrete forecourts providing ample car parking/good access for delivery vehicles. All the units have WC facilities & most have fitted offices & overhead steel loading doors.

Accommodation:

1,050 Sq Ft (97.55 Sq M)



Rent:

£9,500 Per Annum

Business Rates:

Rateable Value £7,300

EPC:

D89

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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