



## 35 Rabans Close

Rabans Lane Industrial Estate, Aylesbury, HP19 8RS

### INDUSTRIAL UNIT IN THRIVING LOCATION

**1,050 sq ft**  
(97.55 sq m)

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

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## Summary

<b>Available Size</b>	1,050 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rates Payable</b>	£4,540.90 per annum Small Business Rates Relief Available
<b>Rateable Value</b>	£9,100
<b>Service Charge</b>	£333.67 per annum + Building Insurance £256.76 per annum
<b>VAT</b>	Applicable. VAT is payable on the rent, rent deposit and service charge
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (92)

## 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.

The unit has large concrete forecourts providing ample car parking/good access for delivery vehicles and benefits from; WC facilities, a fitted office, teapoint & overhead steel loading doors.

## Location

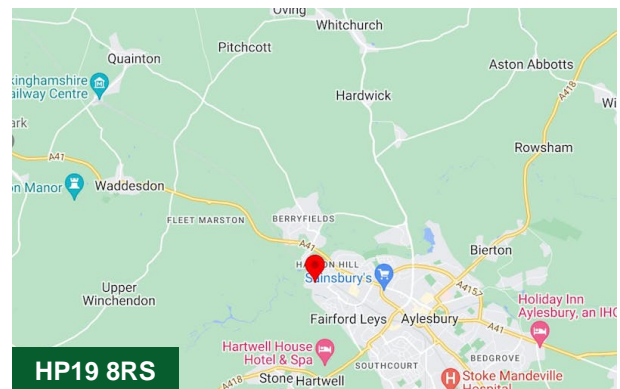
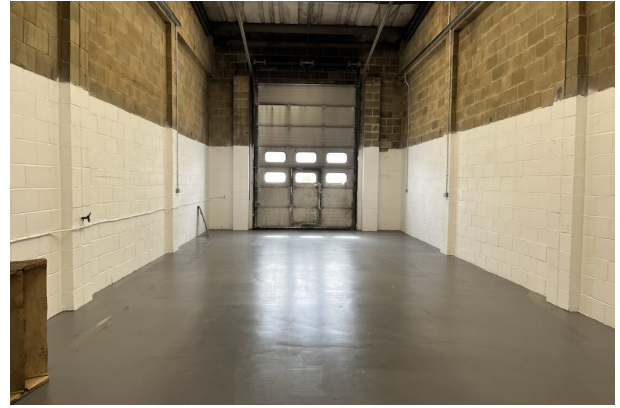
Aylesbury is the County Town of Bucks approx 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton & 18 miles west of Hemel Hempstead. The town has good road communications, positioned between M1 & M40, 20 miles north of M25 motorway via A41. Aylesbury has a direct & frequent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

## Business Rates

£9,100 A business may be able to qualify for 100% small business rates relief if they only rent one commercial premises.

## EPC

D89



## Viewing & Further Information



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