



## 1 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
- NO MOTOR TRADE

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## Summary

<b>Available Size</b>	1,050 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rates Payable</b>	£4,491 per annum Small Business Rates Relief Available
<b>Rateable Value</b>	£9,000
<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 (91)

## Description

Rabans Lane Industrial Estate offers a range of modern, terraced industrial/warehouse units in a thriving business location. 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.

## 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.

## Terms

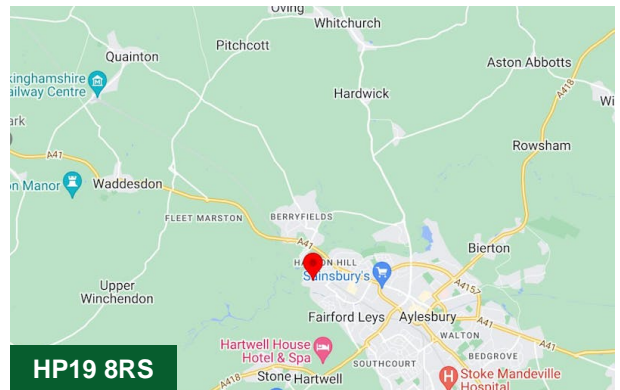
New lease to be agreed direct with landlord

## EPC

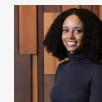
D89

## Business Rates

£9,000 A business may be able to qualify for 100% small business rates relief if they only rent one commercial premises.

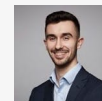


## Viewing & Further Information



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### James Garvey

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# Energy performance certificate (EPC)

1 Rabans Close Rabans Lane Industrial Estate AYLESBURY HP19 8RS	Energy rating <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: <b>6 December 2033</b>
		Certificate number: <b>8125-2196-0030-0899-0733</b>

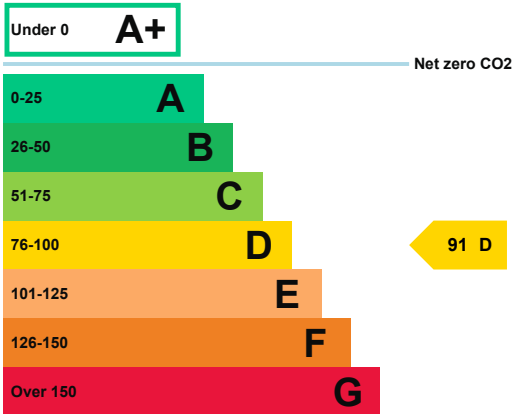
Property type	Storage or Distribution
Total floor area	120 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>36 B</b>
If typical of the existing stock	<b>146 F</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	10.59
Primary energy use (kWh/m <sup>2</sup> per year)	111

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9298-0281-9407-6003-1054\)](/energy-certificate/9298-0281-9407-6003-1054).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Abdul Waheed Ahmad
Telephone	07877413412
Email	<a href="mailto:gda.epc@gmail.com">gda.epc@gmail.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID203990
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	IBR Property Services Ltd
Employer address	<a href="http://www.ibrps.co.uk">www.ibrps.co.uk</a>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 November 2023
Date of certificate	7 December 2023