



13 Rabans Close, Rabans Lane Industrial Estate, Aylesbury, HP19 8RS

To Let | 1,050 sq ft

INDUSTRIAL UNIT, RABANS LANE - TO LET





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Summary

- Size: 1,050 sq ft
- Rent: £15,000 per annum Plus Service Charge and VAT
- Rates payable: £7,360.25 per annum Small business rates direct with the council
- Rateable value: £14,750
- EPC: C (71)

Further information

- [View details on our website](#)
- [Microsite](#)

Viewings and Further Information



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Description

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

Unit 13 - Size 1050 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 and Tea point facilities and most have fitted offices and overhead steel loading door.

Please note the internal photo on this brochure is indicative only of how the unit is vacant, tenant is in the process of vacating.

Location

Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles west of Hemel Hempstead. The town has good road communications, being positioned between the M1 and M40, and some 20 miles north of the M25 motorway via the A41. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes.



Terms

The property is available to let on a new lease for a minimum period of 3 years. A 3-6 month rental deposit will be payable. Rent to be paid quarterly in advance. Plus VAT.

EPC

C71

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.

VAT

Applicable

Legal fees

Each party to bear their own costs

