



Unit 12 Bessemer Crescent, Rabans Lane Industrial Estate, Aylesbury, HP19 8TF



**To Let | 552 sq ft**

INDUSTRIAL UNIT ON POPULAR ESTATE

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## TO LET

### Summary

- Size: 552 sq ft
- Rent: £12,000 per annum plus VAT
- Rates payable: £3,443.10 per annum 2026
- Rateable value: £6,900
- EPC: E (111)

### Further information

- [View details on our website](#)

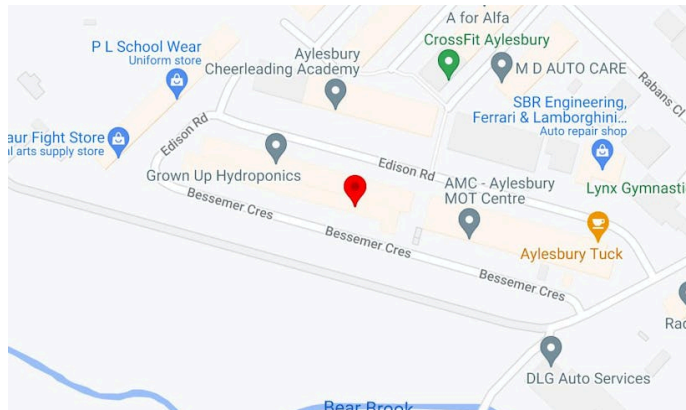
### Viewings and Further Information



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### Specification

- Superfast broadband on the estate
- CCTV on the estate
- Large concrete forecourt
- WC facilities, Tea Point

### Description

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

Unit 12 offers refurbished accommodation measuring 552 sq. ft with WC facilities & teapoint, at a rental of £12,000 per annum, plus estate service charge.

The Industrial estate benefits from Superfast broadband, CCTV & large concrete forecourts providing ample car parking/good access for delivery vehicles.

### 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.

### EPC

E-111

### VAT

Applicable. VAT is applicable

### Legal fees

Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.

