



Unit 5A Bessemer Crescent

Rabans Lane Industrial Estate, Aylesbury, HP19 8TF

MID-TERRACE INDUSTRIAL UNIT IN THRIVING BUSINESS LOCATION

1,822 sq ft
(169.27 sq m)

- Steel loading doors
- Car parking
- Large concrete forecourts
- WC facilities
- Superfast broadband

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Summary

Available Size	1,822 sq ft
Rent	£24,000 per annum Plus VAT
Rates Payable	£7,485 per annum
Rateable Value	£15,000
Service Charge	£710 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	E (122)

Description

Rabans Lane Industrial Estate offers a range of modern, terraced industrial/warehouse units in a thriving business location (Unit 5A - Size 1,822 sq ft) Superfast broadband enabled across the estate. Large concrete forecourts providing ample car parking/good access for delivery vehicles. WC facilities and small office at the front, with overhead steel loading doors.

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.

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.

Terms

To be let on a new Lease, direct from the Landlord on terms to be agreed.

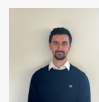


Viewing & Further Information



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