

# TO LET

## BUSINESS UNIT SUITABLE FOR VARIETY OF USES



### Office 10

52 Edison Road  
Aylesbury  
HP19 8TE

### 150 Sq Ft (14 Sq M) Offices

- 24-hour access
- On-site parking
- Communal kitchenette
- Communal WCs
- Heating
- Flexible terms
- Inclusive rentals
- Suitable for small & start-up businesses for light industrial

**Office 10**  
52 Edison Road  
Aylesbury, HP19 8TE

**Rent:** £3,250 Per Annum  
**EPC:** D95



### Description

First floor office Space on the well-established Rabans Lane Industrial Estate, the Edison Business Centre occupies an accessible location via Rabans Lane to the A41, 1 1/2 miles NW of Aylesbury Town Centre. Suitable for small/start-up businesses. Office 10 - 150 sq ft. 24-hour access, on-site parking. Suitable for small & start-up businesses for light industrial Inclusive monthly charging covering rent, service charge, heating, lighting, cleaning of the communal areas but excluding business rates (£3,250+VAT). On-site fibre broadband provided at additional cost, immediate availability, connect the day you move in.

### Location

Located on the well established Rabans Lane Industrial Estate, home to many industrial and commercial enterprises. Occupying an accessible location via Rabans Lane to the A41, around one and a half miles north west of Aylesbury town centre.

### Tenure

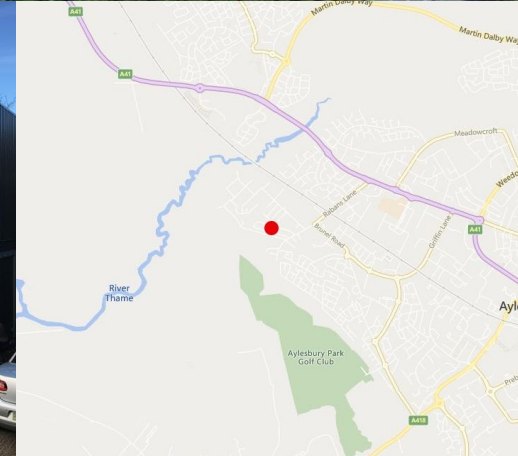
Occupation by way of licence providing flexible terms

### Legal Costs

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

### Accommodation

Net Internal Areas	Sq Ft	Sq M
<b>Total</b>	<b>150</b>	<b>14</b>



### Contact

Viewing strictly by prior appointment:



**Terri Clarke**  
01296 398383  
07789 742547  
[tc@chandlergarvey.com](mailto:tc@chandlergarvey.com)

**Joanna Kearvell**  
01296 398383  
07887 793030  
[jk@chandlergarvey.com](mailto:jk@chandlergarvey.com)

**Joint Agents: Brown & Lee**  
**Peter Bridgman**  
01296 420637  
[peter.bridgman@brownandlee.com](mailto:peter.bridgman@brownandlee.com)

**chandlergarvey.com**

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