

RABANS LANE INDUSTRIAL ESTATE AYLESBURY, BUCKS

**MODERN INDUSTRIAL / WAREHOUSE /
BUSINESS UNITS**

TO LET

**540 SQ FT – 7,014 SQ FT (APPROX)
(50.2 SQ M – 651.6 SQ M)**

AKEMAN
ASSET MANAGEMENT



Location

Situated on the established Rabans Lane Industrial Estate approximately 1½ mile west of the town centre of Aylesbury with direct access to the A41 Bicester Road.

Aylesbury itself is the County town of Buckinghamshire and has a full range of amenities and has attracted many substantial companies including Cinram, Halifax Financial Services and Schwarzkopf/Henkel.

Description

Comprising modern industrial/warehouse terraced business units with provision of car parking and good access for delivery vehicles. All the units have WC facilities and many have fitted offices.

Lease Terms

Available by way of a new lease for a term to be agreed, excluding the security of tenure provisions of the Landlord & Tenant Act 1954. Tenant to be responsible for keeping the premises in good repair and for all outgoings and for reimbursing the landlord's costs of providing building reinstatement insurance as well as an annual service charge for recovery of costs of maintaining landscaping and common parts of the estate.

Legal Costs

Each party to pay their own legal costs.

FURTHER INFORMATION AND VIEWING

By appointment through the sole agents:

Brown & Lee Clifford Billings
Chartered Surveyors
Tel: 01296 420 637



www.brownleecb.com
www.akemanassetmanagement.co.uk

VAT: All prices and rentals are quoted exclusive of VAT. **Services:** We have not tested any of the service installations and any prospective purchaser / tenant must satisfy themselves independently as to the state and condition thereof. Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract. (04.01.2010)