

BUILDING 3000

WESTCOTT VENTURE PARK

A new 22,000 sq ft industrial development across two units.

Specification

- Portal frame construction
- Capable of subdivision
- Concrete floor with 40 kN/m^2 load capacity
- Insulated steel wall cladding
- Insulated roof with 15% rooflights
- Eaves height from 8m
- Three-phase electricity supply
- Electric roller shutter door
- Offices at first floor
- Disabled WC
- Separate yard and parking areas
- Set within picturesque natural countryside

westcott

The Opportunity

Planning is approved for two state-of-the-art industrial units within a prestigious 22,000 sq ft headquarters development. This design and build opportunity offers a versatile and modern industrial warehouse building, ready to meet the demands of your business.

Two-storey office facilities are located at the front of the building. The property can be split into two separate units or taken as a whole, depending on your requirements. Ample loading and car parking facilities to support your operational needs.

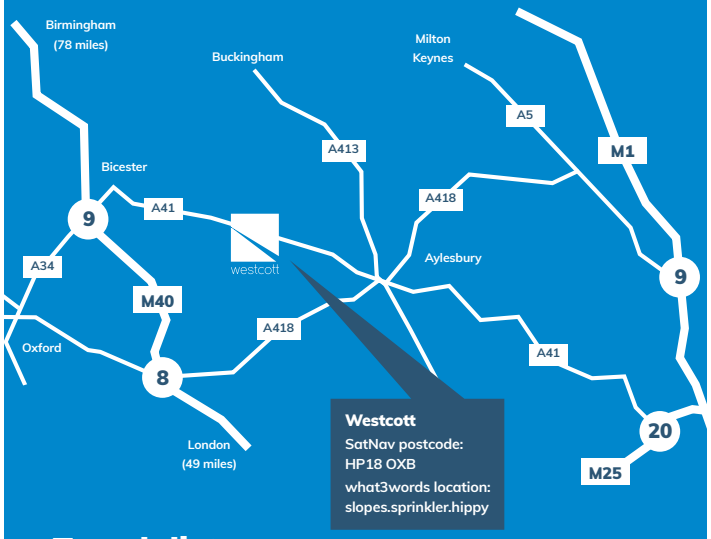
Nestled in the heart of the business park, Building 3000 is strategically positioned fronting the main estate road. This prime location offers easy access and visibility for your business.

Facilities on site include 24-hour security, a café and many other businesses who may either provide custom or assist with your well-being including craftsmen, hauliers and manufacturers.

Westcott sits at the heart of a vibrant technology hub, with easy access to Bicester, Thame and Aylesbury. The 650 acre business park is home to over 90 companies, employing over 900 staff with major occupiers including: Nammo, OneWeb, Olleco, Green Retreats, Ecopac, Mobile Mini, Total Carbide, Airbus and Bucks Recycling.



With a vibrant history, well-connected location and an impressive reputation for innovation - Westcott is a secret worth discovering.



Travel distances:

Direct access from the A41
J9 M40: 11 miles
Aylesbury: 7 miles
Bicester: 9 miles
Oxford: 20 miles
Milton Keynes: 21 miles
Heathrow Airport: 48 miles
Central London: 49 miles

Accommodation

Unit – 22,000 sq ft capable of subdivision

Ground floor warehouse:	18,000 sq ft
First floor offices:	4,000 sq ft
Total GIA:	22,000 sq ft

Measured to GIA

Tenure

New lease available, rent upon application.

Security

Your business is protected by CCTV cameras, vehicle barriers, Automatic Number Plate Recognition, a 9-mile security fence and a 24/7 guarded gatehouse.

Amenities

Westcott offers a range of amenities to meet the needs of your people and visitors including meeting facilities and the café.

Sustainability

Target EPC A

Target BREEAM rating excellent

Approximately 30% of the energy consumed at Westcott is supplied, on site, by the Westcott Solar Park.

Tree planting, wildlife protection and ecology are prioritised at Westcott.

Legal Costs

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

Commercial agents

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