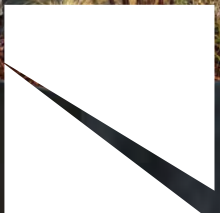


Skylark

First floor offices available
1,657 to 5,521 sq ft



westcott



650
acre

business park at
the heart of the
Oxford-Cambridge Arc

90
companies
employing over
1,000
staff

703,000
sq ft
floorspace

80
years
as home of UK
Rocket Propulsion

78,000
sq ft
of new research
facilities

**Welcome to Westcott Venture Park,
a thriving 650-acre business community.**

It offers state-of-the-art industrial, manufacturing and office spaces across diverse industries, and is at the forefront of the UK space industry. Westcott is the recognised epicentre of UK Rocket Propulsion and home to the Westcott Space Cluster.

This innovation hub is expanding with over 78,000 sq ft of new research facilities, advanced manufacturing capabilities, testing laboratories, and premium office space. With expansive space and unrivalled security, Westcott provides the perfect environment for forward-thinking businesses to achieve sustainable growth and lasting prosperity.



WEBSITE





Welcome to
Skylark

A central hub facility at the heart
of **Westcott Venture Park.**



Where **premium** workspace meets **community** hub.



CGI showing indicative fitout

Skylark offices

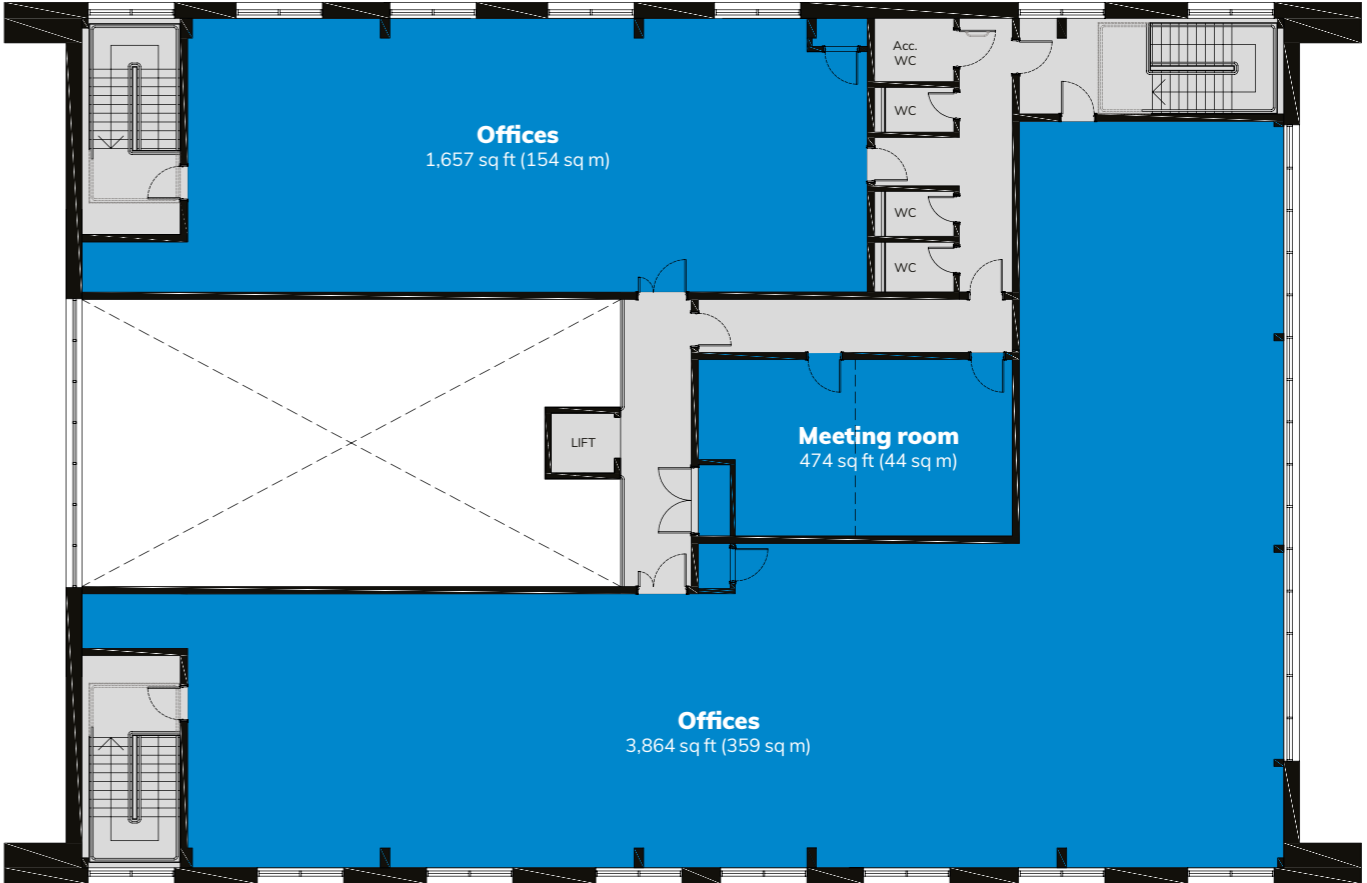
First-class workspace at the heart of a **vibrant community** hub.

Located right in the centre of park, the **Skylark** building is a landmark development at Westcott, providing a modern central hub facility for businesses across the park including a restaurant and bookable conference centre and meeting rooms.

Flexible first floor offices are available which can be split to provide three suites of circa 1,500 sq ft, a larger suite of 3,864 sq ft or the entire first floor of 5,521 sq ft.

Skylark has achieved BREEAM 'Excellent' certification.

Strategic spaces
built to inspire
productivity
and **growth**



First floor
1,657 to 5,521 sq ft
Measured to GIA



Landmark facility with state of the art amenities



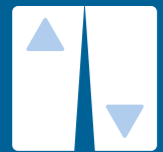
BREEAM 'Excellent'



100 seater restaurant



Air conditioning



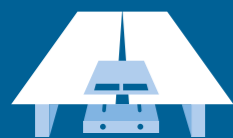
Lift to first floor



Abundance of natural light



Suspended ceiling with LED lighting



Raised floors



Ground floor conference centre



Ground floor meeting room facilities 30 – 100 people



22 car parking spaces and 3 accessible spaces*



Capacity for 17 EVCs*



Own front door

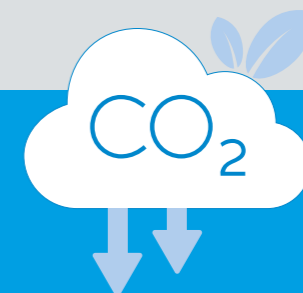


We've used eco-friendly materials throughout the construction, including:

- Recycled metal wall panels with mineral fibre insulation
- Cedar wood cladding
- Low-emission fuel for construction equipment
- Recycled steel for the building structure (65% of total steel used)
- Low carbon raised access flooring system

* Car parking spaces will be allocated based on tenant requirements and agreed through lease arrangements.

The total carbon reduction of these measures is **378,698.00 kgCO₂e**



Secure the future of your business
in a location that offers **space and
security** for **sustainable** growth.



One of the UK's pioneering **energy-positive** business parks

At Westcott, sustainability isn't just an initiative – it's our foundation as one of the UK's pioneering energy-positive business parks, generating more renewable energy annually than our tenants consume.

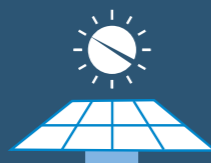
Expansive solar arrays power our operations while our 10,000-tree native woodland, thriving bee colonies, protected butterfly habitats, and dedicated conservation areas for newts, bats, and owls create a harmonious balance between modern business and nature.

Tenants enjoy access to our 650 acres, experiencing firsthand our commitment to 'Space and security for sustainable growth'. This approach has a positive environmental impact and creates an exceptional working environment.



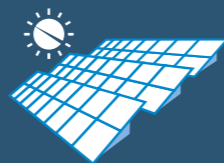
12.1 MW

capacity solar photovoltaic power plant



20,896

solar panels



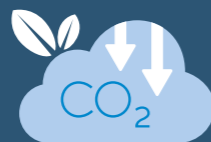
45.4 acres

of solar panels



8,984 tonnes

of CO₂ emissions avoided since 2011



Energy positive



Community conservation butterfly projects



Hives of over

300,000 bees



Dedicated conservation areas



Woodland plantations

Uncompromising **security** for your business

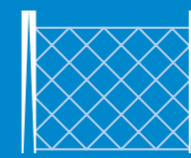
At Westcott, your business operates within a security infrastructure that reflects our heritage as a classified Cold War rocket facility.

This exceptional security framework – overseen by our experienced team of dedicated security professionals ensures you remain protected, allowing you to focus on innovation with complete peace of mind.

Our comprehensive protection system includes:



Extensive CCTV coverage monitored from our central gatehouse



9-mile perimeter fence with a single controlled entry point



Advanced Automatic Number Plate Recognition tracking every vehicle



Strategic barrier placement throughout the site



Round-the-clock security personnel





1941



1945



1946



1957



1970



1965



1959



1958



1984



2011



2018

Still blasting off, 80 years on

Westcott is synonymous with rocketry and propulsion engineering for both launchers and satellites. Our proud heritage continues to flourish as a premier development and testing zone for the world's leading aerospace and propulsion technology pioneers.

With a long history of propulsion testing, Westcott offers a secure site with an established regulatory and safety regime, ideal for testing a wide variety of rocket propulsion systems. This unique advantage allows companies to research, develop, and test new technologies all in one place.

Westcott is home to leading companies in the Space and Rocketry sectors including Nammo, Airborne Engineering, URA Thrusters, European Astrotech, Protolaunch and many more.



2023



2021



Westcott Space Cluster. Where **innovation** takes flight.

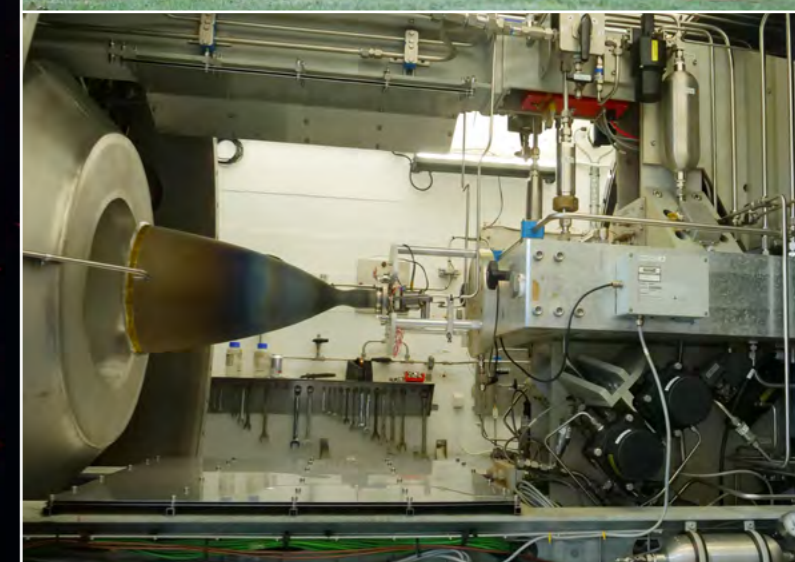
Attracting over £40 million in investment, the Westcott Space Cluster stands as a globally recognised cornerstone of the UK's space sector growth strategy.

This thriving hub, with over 50 years of rocket testing heritage, brings together pioneering companies developing cutting-edge technologies in propulsion, in-orbit servicing, manufacturing, 5G communications, and drone innovations - all within a secure environment specifically designed for safety-critical testing.

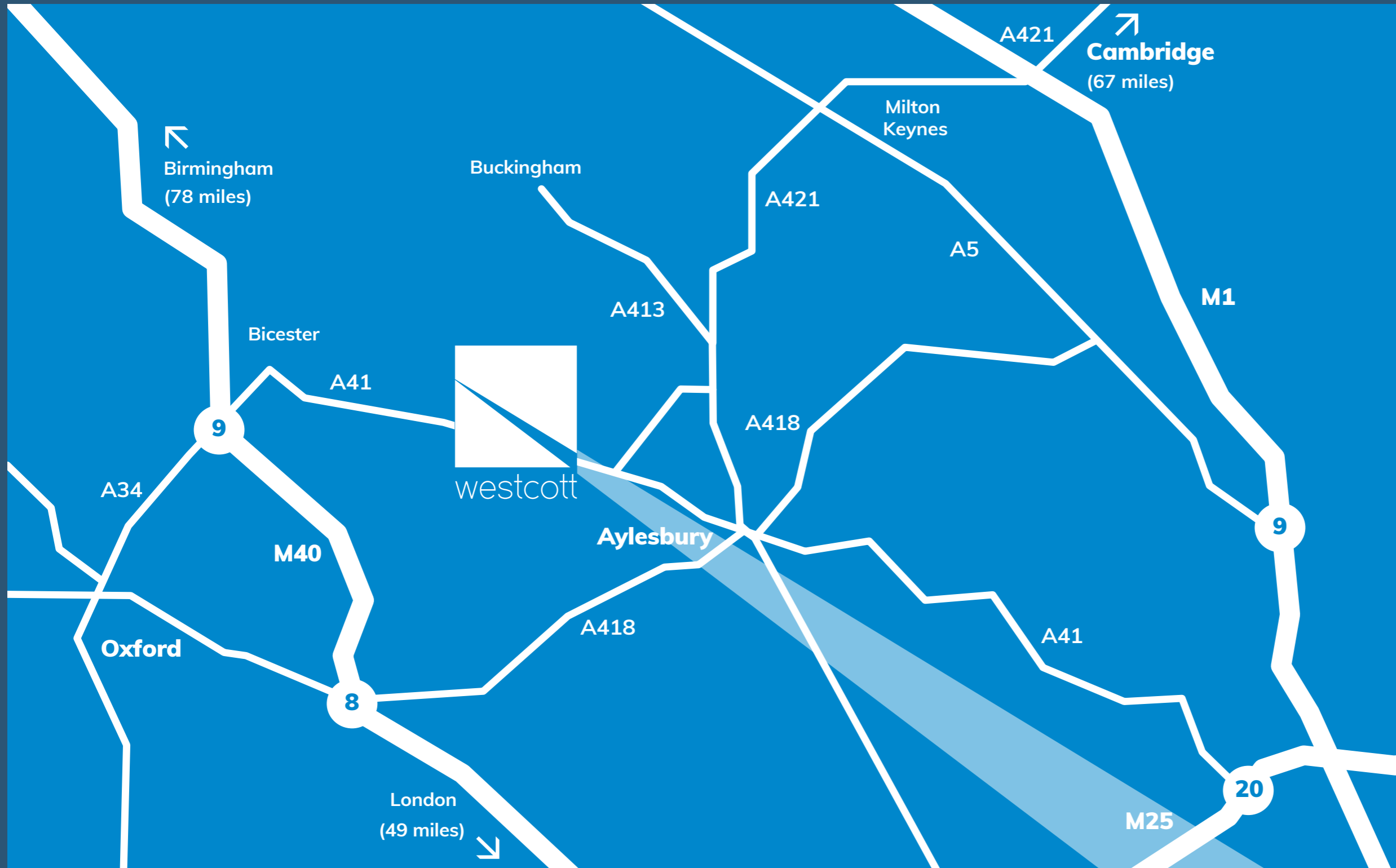
At its heart lies the National Space Propulsion Test Facility, the UK's only dedicated centre for testing state-of-the-art satellite propulsion engines in space-like conditions.

The cluster supports both established aerospace leaders and incubates promising space tech startups, while also advancing sustainable propellant research and drone development through its specialised Drone Test and Development Centre.

Westcott continues to cement its position at the forefront of the UK space industry, driving innovation in everything from commercial telecommunications satellites to interplanetary travel technologies.



Right where you need to be.
Strategically located at the heart
of the **Oxford-Cambridge Arc**



Westcott Venture Park is nestled in the historic village of Westcott in the Aylesbury Vale district of Buckinghamshire.

Travel

Rail

From Oxford, Bicester and Aylesbury, you're a short ride down to London Marylebone and Paddington, or up to Birmingham and the North.

Air

If you're traveling in by air, both Birmingham and Heathrow airports are less than 90 minutes away.

Distances

Aylesbury Vale Parkway	5 miles
Aylesbury	7 miles
Bicester	9 miles
Bicester North	10 miles
J9 M40	11 miles
J20 M25	28 miles
Oxford	20 miles
Milton Keynes	21 miles
Heathrow Airport:	48 miles
Central London	49 miles
Cambridge	67 miles
Birmingham	78 miles

Source: RAC Route Planner.
All distances have been rounded down

SatNav postcode

HP18 OXB

what3words location

slopes.sprinkler.hippy

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Owned by



Managed by



www.WestcottVP.com



Important information The agents give notice that (i) the particulars are set out as a general outline for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make any representation or warranty whatever in relation to this property. April 2026.