Orbis9000

2,740 sq ft to 28,280 sq ft

Six new Industrial / Warehouse units available



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



Industrial space designed for
high-tech manufacturing excellence

Orbis9000

Pioneering industrial space at the heart of a thriving business community

Located right in the centre of the park, Orbis9000 represents the latest phase of development at Westcott, delivering state-of-the-art industrial and warehouse facilities designed for advanced manufacturing, high performance engineering and technology industries.

Six units ranging from 2,740 to 28,280 sq ft arranged in two terraces are available to let and are available for immediate occupation.

The buildings are highly sustainable and have achieved BREEAM ‘Excellent’ Certification with EPC ‘A’ ratings.

Orbis9000 sits alongside the landmark Skylark building with its restaurant, conference centre, boardroom and office amenities.

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

The image is of the Skylark café amenity which Phase 3 is located directly adjacent to.



High specification industrial space
for cutting-edge manufacturing

Unit	Ground sq ft	First sq ft	Total sq ft
2	4,140	2,060	**6,200**
3	4,600	2,200	**6,800**
4	3,480	1,580	**5,060**
5	1,840	900	**2,740**
6	2,800	1,400	**4,200**
7	2,200	1,080	**3,280**

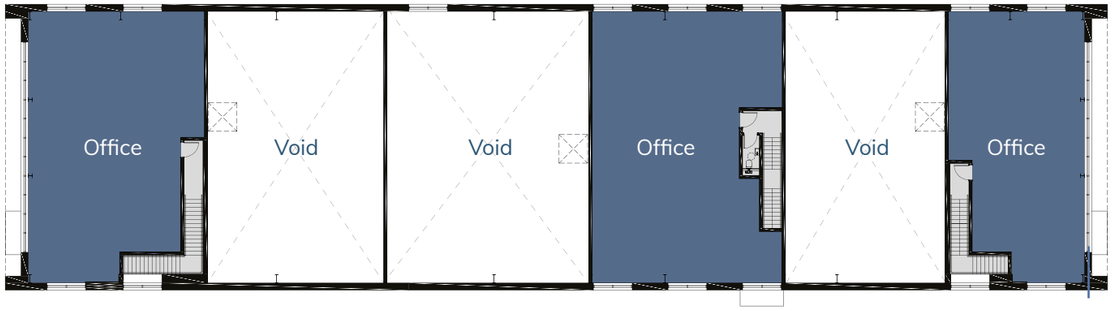
2,740 to 28,280 sq ft

Measured to GIA.

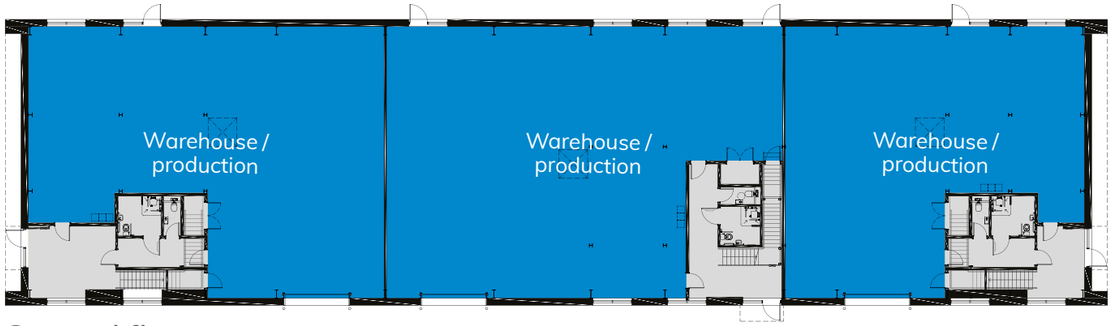
Units can be combined.

Available for immediate occupation

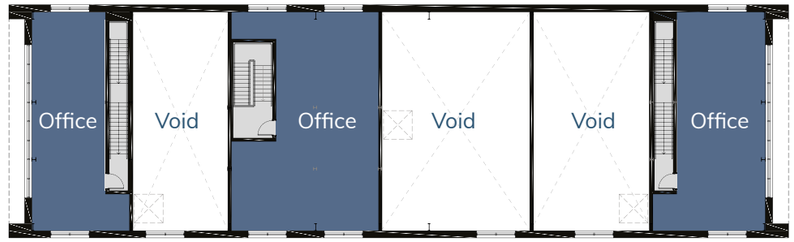
First floor



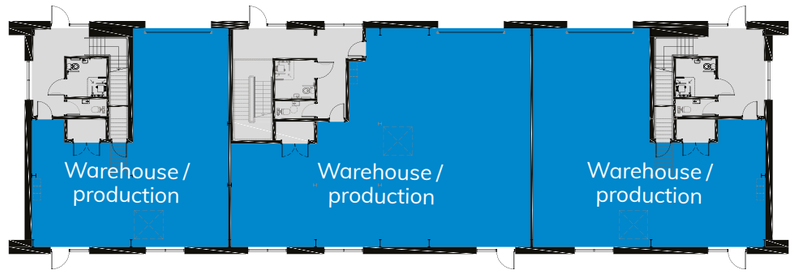
Ground floor



First floor



Ground floor



Designed for **advanced manufacturing**, **high performance engineering** & **technology** industries

BREEAM ‘Excellent’

8m eaves height to underside of haunch

Floor loading 30 kN/m_2

First floor offices

5m high electric loading doors

3 phase electricity

42 car parking spaces with 6 accessible*

Capacity for 17 EVCs*

Adjacent to 100 seater restaurant

Adjacent to conference centre, meeting rooms and boardroom

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



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

The total carbon reduction of these measures is **378,698.00 kgCO_2e**

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 CO_2 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



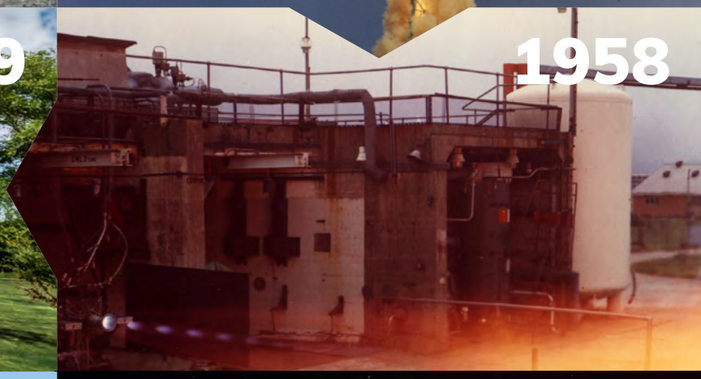
1970



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

Westcott
Space
Cluster



2021

Westcott
Space
Cluster

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.

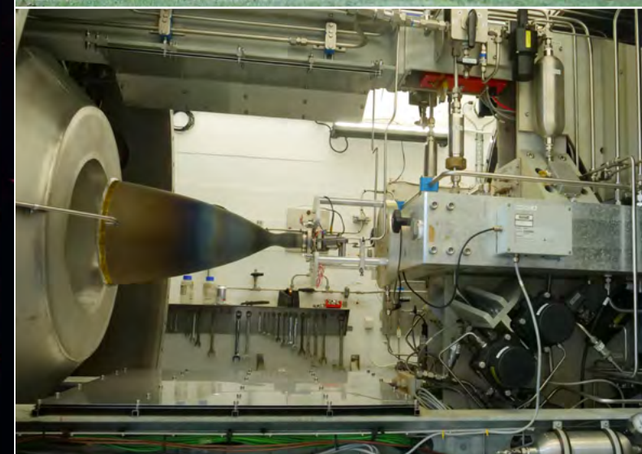
The cluster supports both established aerospace leaders and incubates promising space tech startups, while also advancing sustainable propellant research and drone development through its specialised Drone Test and Development Centre.

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.

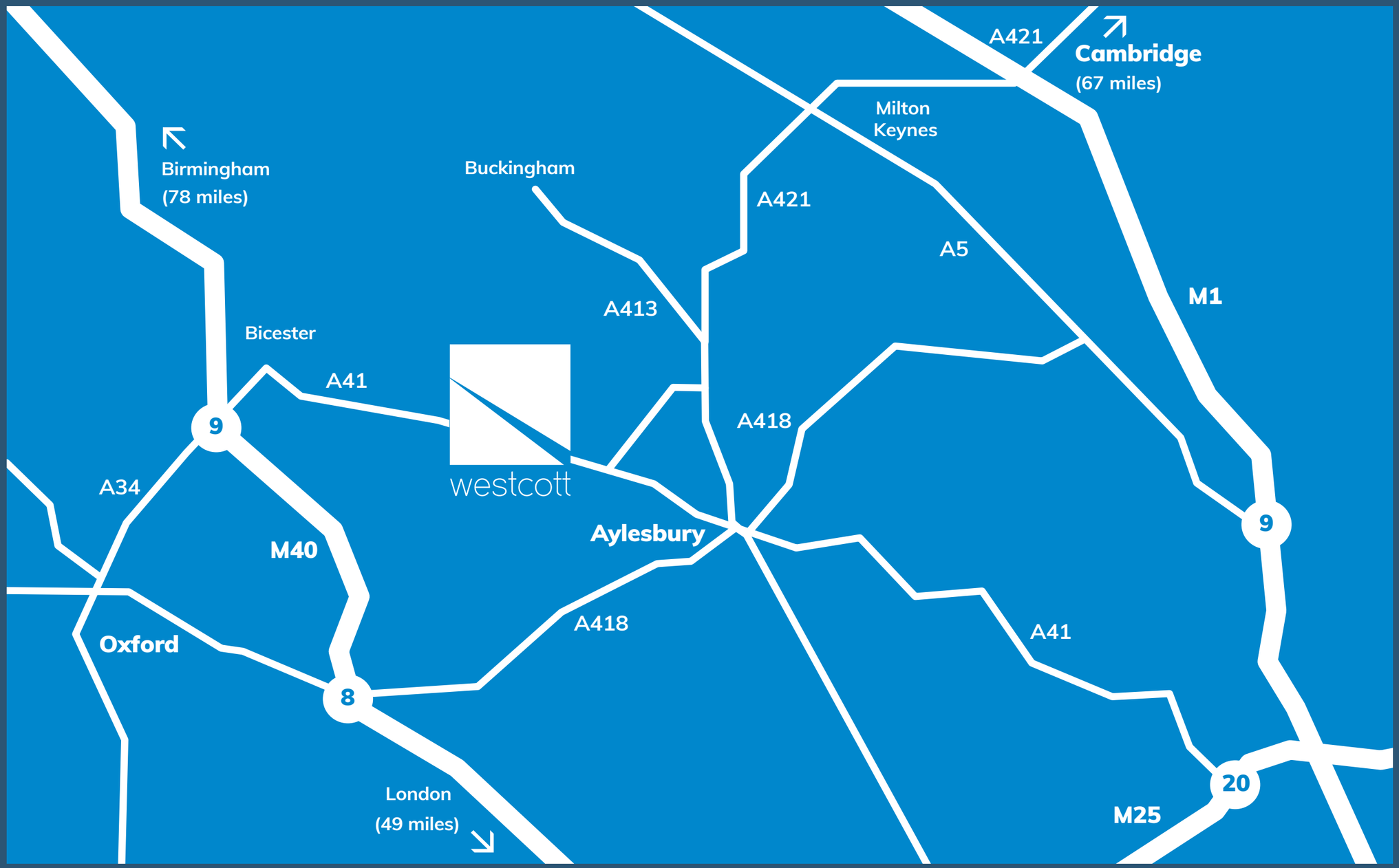








Right where you need to be.
Strategically located at the heart of the **Oxford-Cambridge Arc**



SatNav postcode
HP18 0XB

what3words location
slopes.sprinkler.hippy

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