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29,500 sq ft (2,740.55 sq m)

## UNDER OFFER INDUSTRIAL / STORAGE SPACE

**HANGAR 1, WESTCOTT VENTURE PARK  
AYLESBURY HP18 0XB**



### In Brief

- Three phase power
- Loading doors
- Single story
- Large yard at the front
- Kitchen and WC's

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## Location

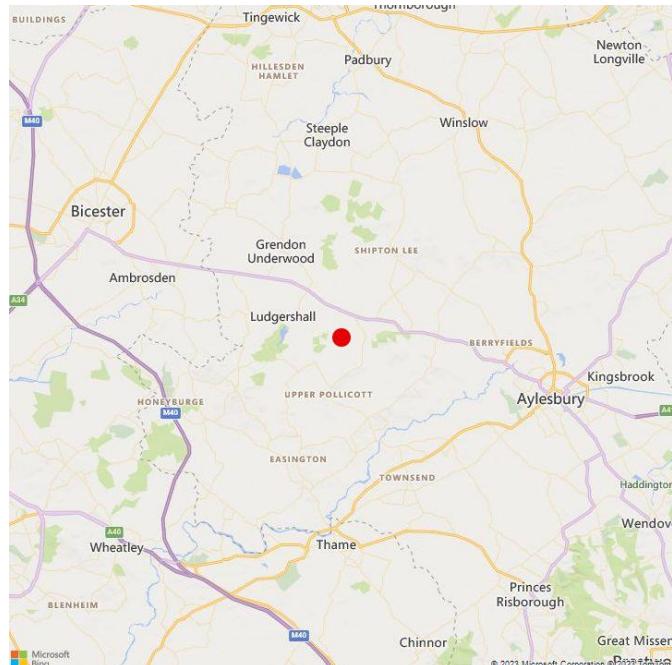
Westcott Venture Park fronts the M40 between Aylesbury and Bicester. the A41 provides a link to the M40/A34 (Jct9) at Bicester to the west and to the M25 (Jct20) to the east. The park serves businesses throughout Buckinghamshire and Oxfordshire being equidistant between Oxford and Milton Keynes.

## Description

This 30,000 sqft hangar, constructed of steel frame, features multiple loading doors and excellent access. Ideal for various industrial and commercial uses, it ensures efficient operations and smooth logistics.

Available now on a new lease, terms to be agreed.

Car parking / yard area to the front also available.



**Sat Nav HP18 0XB**

## Additional information

### Legal Costs

Each party to bear their own costs

### Value Added Tax

All terms quoted are exclusive of VAT where payable

### EPC

B (42)

### Business Rates

The property will be re-rated following refurbishment

### Rent

£8.00 psf

### Property Type

Industrial

### Service Charge

£1.10 psf

### Enquiries

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