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.

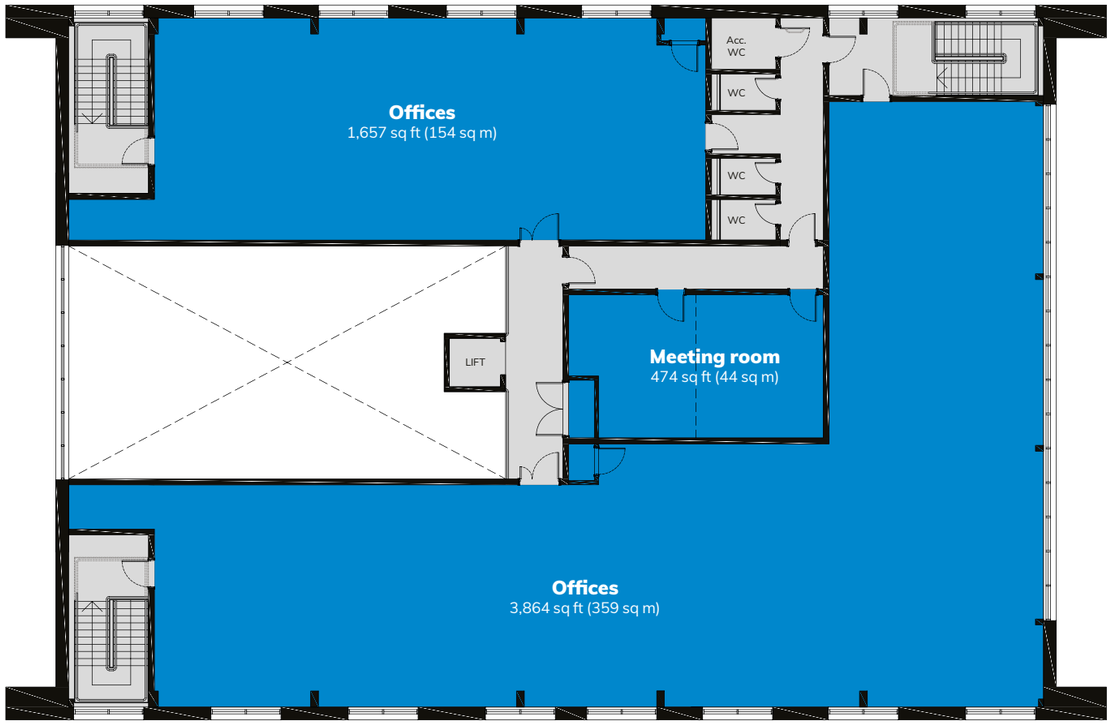
Flexible first floor offices are available which can be split to provide three suites of circa 1,500 sq ft, a larger suite of 3,864 sq ft or the entire first floor of 5,521 sq ft.

Skylark has achieved BREEAM ‘Excellent’ certification.

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



Plot 9000



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

* 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.

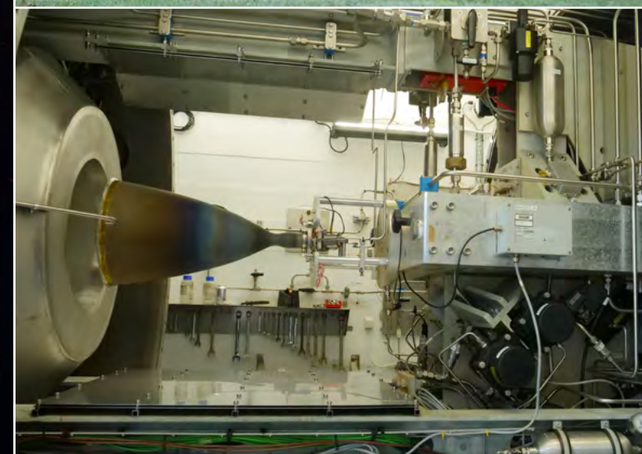
The cluster supports both established aerospace leaders and incubates promising space tech startups, while also advancing sustainable propellant research and drone development through its specialised Drone Test and Development Centre.

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.

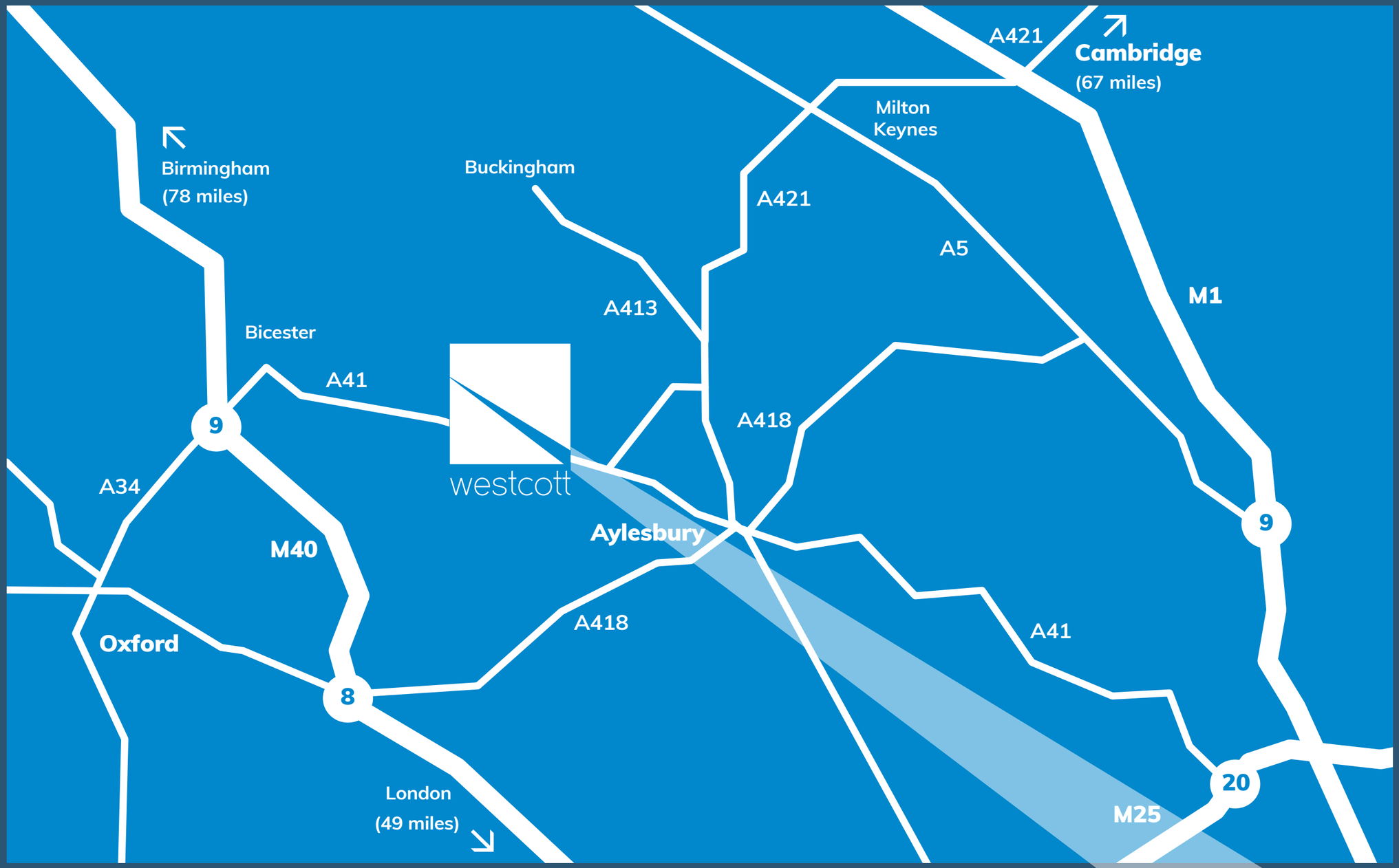








Right where you need to be. **Strategically** located at the heart of the **Oxford-Cambridge Arc**



SatNav postcode
HP18 0XB

what3words location
slopes.sprinkler.hippy

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

Contact us

BIDWELLS

Holly Dawson
+44 (0)1865 790116
+44 (0)7917 243887
holly.dawson@bidwells.co.uk

chandler garvey

Joanna Kearvell
+44 (0)1296 398 383
+44 (0)7887 793 030
jk@chandlergarvey.com

CBRE

Will Davis
+44 (0)1865 848488
+44 (0)7393 243187
will.davis@cbre.com

Managed by
savills

www.WestcottVP.com

westcott

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. Nov 2026.