



First Floor Offices

Building 330, Westcott Venture Park, Westcott, Aylesbury, HP18 0XB

FIRST FLOOR OPEN PLAN OFFICE WITH FANTASTIC VIEWS

3,510 sq ft
(326.09 sq m)

- First floor open plan area available of 3,510 sq ft.
- Good on-site parking
- LED lighting
- Shared kitchenette, shower and WC facilities
- Inclusive of service charge, electricity and business rates

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Summary

Available Size	3,510 sq ft
Rent	£52,500 per annum Rents inclusive of heating, electricity and business rates. Exclusive of Broadband.
Business Rates	Inclusive
Service Charge	Inclusive
VAT	Applicable
Legal Fees	Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	D

Description

Building 330 offers a first floor open plan offices with fantastic views to the countryside.

All rentals quoted are per annum and include service charge, heating, electricity, business rates. Plus VAT. Tenant is responsible for their own Broadband.

Location

Westcott Venture Park comprises a 650 acre business park fronting the A41. The A41 provides a link to the M40/A34 (Jct 9) at Bicester circa 15 miles to the west and to the M25 (Jct 20) circa 28 miles to the east. The closest town is Aylesbury (circa 8 miles). Aylesbury is well served by both Aylesbury & Aylesbury Vale Parkway railway stations with direct services into London Marylebone & journey times of approximately 1 hour. London Luton Airport is located 40 miles away.

Terms

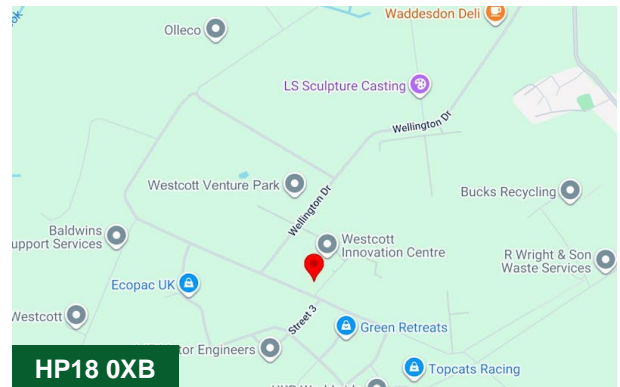
Available on 12 month plus Licence direct from Landlord.

Business Rates

Inclusive in rental quoted (where applicable)

EPC

D77



Viewing & Further Information



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