



The Skylark - First Floor Offices, Westcott Venture Park, Westcott, Aylesbury, HP18

0XB

To Let | 1,657 to 5,521 sq ft

BRAND NEW GRADE A OFFICES TO LET





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TO LET

Summary

- Size: 1,657 to 5,521 sq ft
- Rent: £25 per sq ft
- Rates payable: To be confirmed

Further information

- [View details on our website](#)
- [Microsite](#)

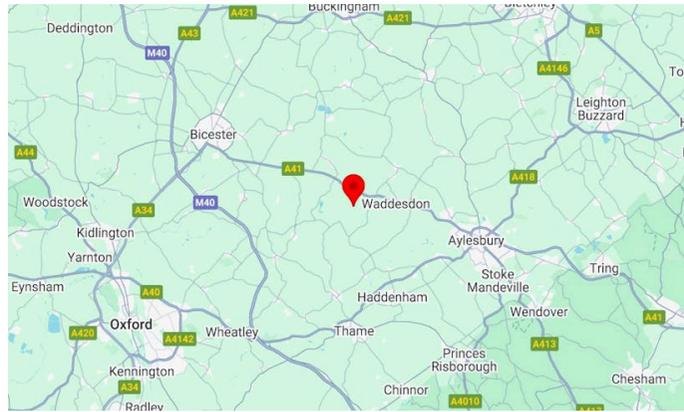
Viewings and Further Information



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Description

Brand new development of Plot 9000 at Westcott Venture Park to provide a modern central hub facility called The Skylark, providing a restaurant, meeting rooms and first floor offices available late Summer 2025. New industrial units in phases 2 and 3 will be complete in Q1 2026.

Flexible first floor offices available to pre-let 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.

The offices will benefit from a suspended ceiling with LED lighting, carpeting, large windows, air conditioning and a central location on the Park.

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), the county town of Buckinghamshire with a population of over 60,000 people, the largest in Aylesbury Vale.



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

Office suites available to pre-let with practical completion due in late summer 2025.

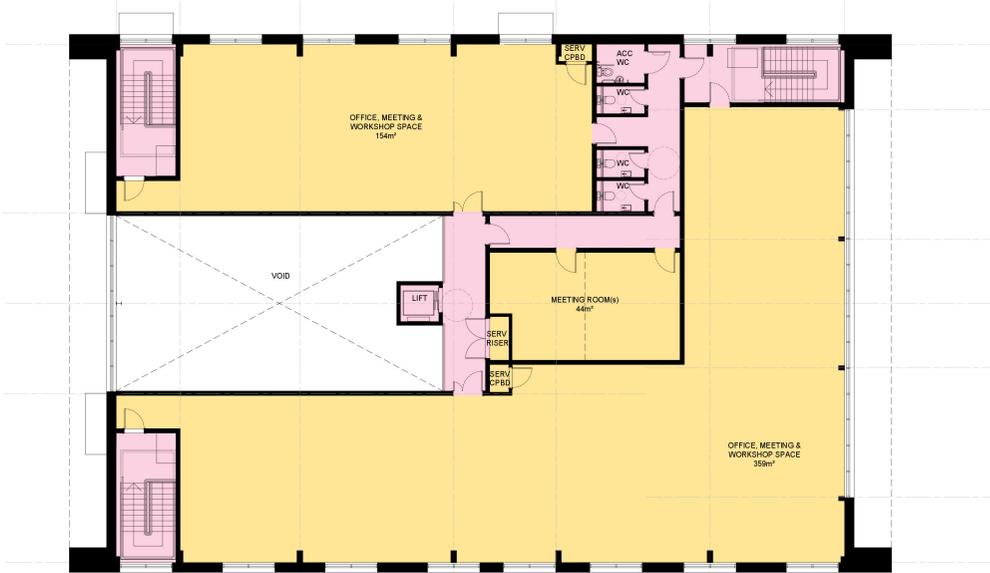
VAT

Applicable

Legal fees

Each party to bear their own costs

Floor plan



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Figured dimensions only are to be used. All dimensions to be checked on site. Differences between drawings and building drawings are the sole liability of the architect or engineer or project or PRC Group.

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Revisions: _____ Drawn/Chd: _____ Date: _____



The HUB	
GIA	
GF	821m² (Cafe: 150m² / 1,614k²)
FF	691m²
TOTAL	1,512m² / 16,275k²
GEA	
GF	883m² (Cafe: 150m² / 1,614k²)
FF	754m²
TOTAL	1,637m² / 17,620k²



Client:
PATRICIA PROPERTY
INVESTMENT MANAGEMENT



Project:
WESTCOTT VENTURE PARK

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Drawing Title:
INDICATIVE FLOOR PLANS
THE HUB

Scale @:	Discipline:	Date:	Architecture
1:100	ME	MAY 24	Planning
			Master Planning
			Urban Design
			Interior
			Landscape

Issue Status:	Offices
Construction <input type="checkbox"/>	Planning <input type="checkbox"/>
Information <input type="checkbox"/>	Approval <input type="checkbox"/>
Tender <input type="checkbox"/>	Working <input type="checkbox"/>
	Minor Revisions <input type="checkbox"/>
	Withdraw <input type="checkbox"/>

PRC Architecture & Planning



