



Plot 3000, Westcott Venture Park, Aylesbury, HP18 0XB

To Let | 11,000 to 22,000 sq ft

PRE-LET OPPORTUNITY



Plot 3000, Westcott Venture Park, Aylesbury, HP18 0XB

TO LET

Summary

- Size: 11,000 to 22,000 sq ft
- Rent: £15 per sq ft

Further information

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

Viewings and Further Information



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Description

Brand New Industrial / Warehouse Units to Let, Westcott Venture Park near Aylesbury.

Planning is approved for two state-of-the-art industrial units within a prestigious 22,000 sq ft headquarters development.

This design and build opportunity offers a versatile and modern industrial warehouse building, ready to meet the demands of your business. Two-storey office facilities are located at the front of the building. The property can be split into two separate units or taken as a whole, depending on your requirements. Ample loading and car parking facilities to support your operational needs.

Westcott sits at the heart of a vibrant technology hub, with easy access to Bicester, Thame and Aylesbury. The 650 acre business park is home to over 80 companies, employing over 600 staff with major occupiers including: FedEx, Nammo, Olleco, Green Retreats, Ecopac, Mobile Mini, Total Carbide, Portakabin and Bucks Recycling.



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.

Business Rates

To be confirmed following construction.

EPC

To be confirmed following construction.

VAT

Applicable

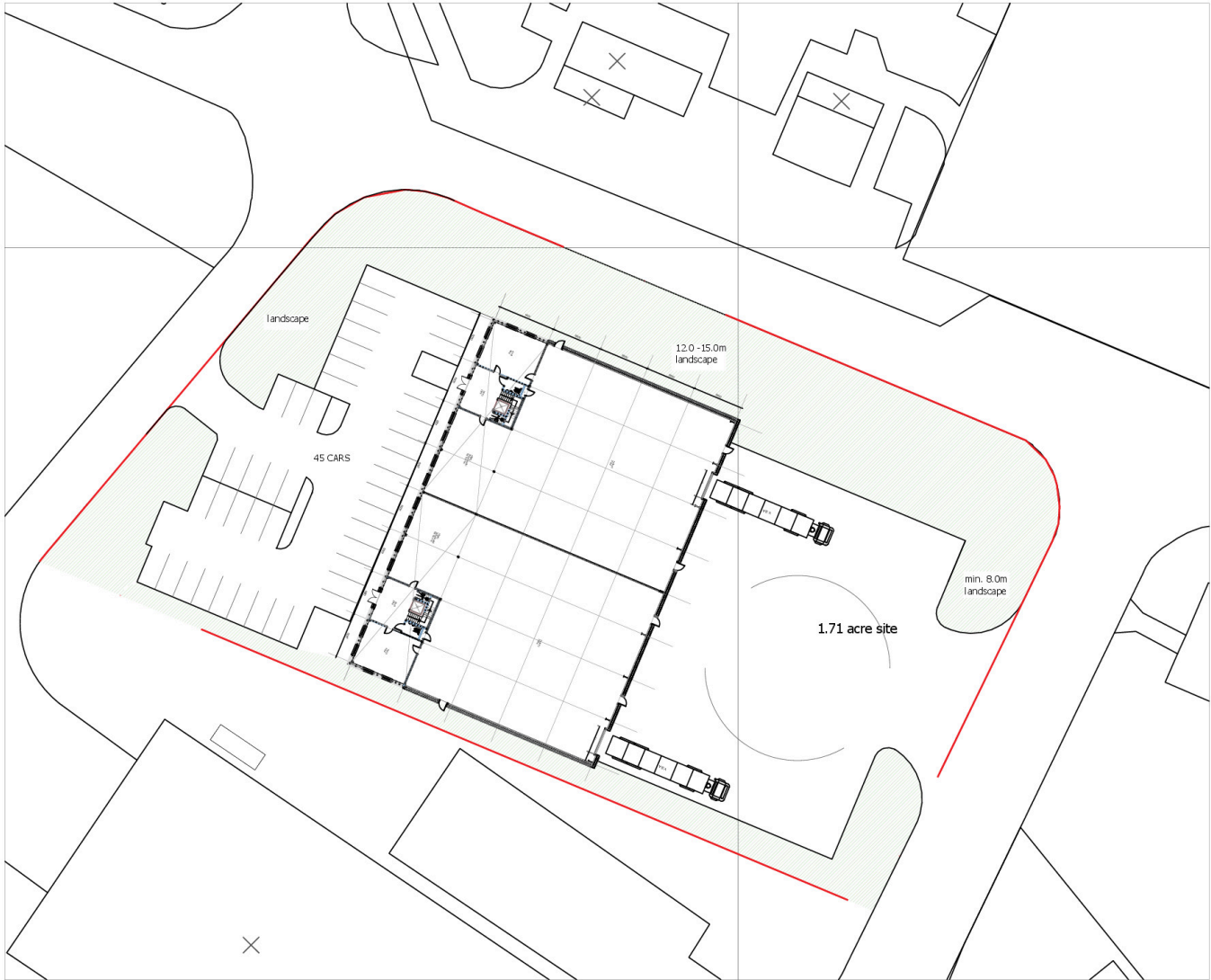
Legal fees

Each party to bear their own costs

Accommodation

Planning is approved for two state-of-the-art industrial units within a prestigious 22,000 sq ft headquarters development. Two-storey office facilities are located at the front of the building. The property can be split into two separate units or taken as a whole, depending on your requirements. Ample loading and car parking facilities to support your operational needs.

Name	sq ft	sq m	Availability
Unit - 1	11,000	1,021.93	Available
Unit - 2	11,000	1,021.93	Available
Total	22,000	2,043.86	



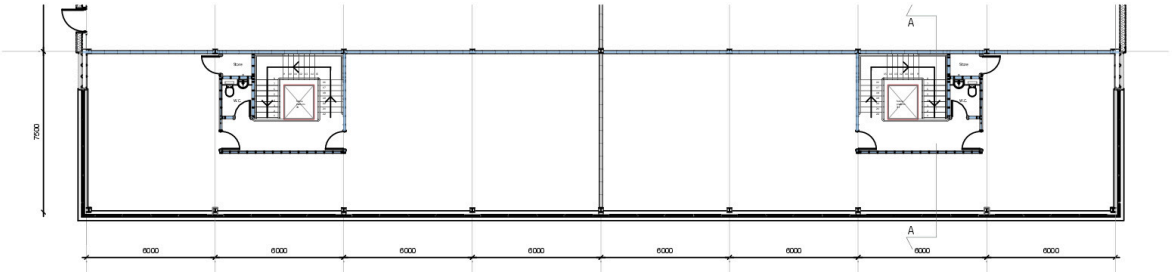
SITE LAYOUT

FOR INFORMATION

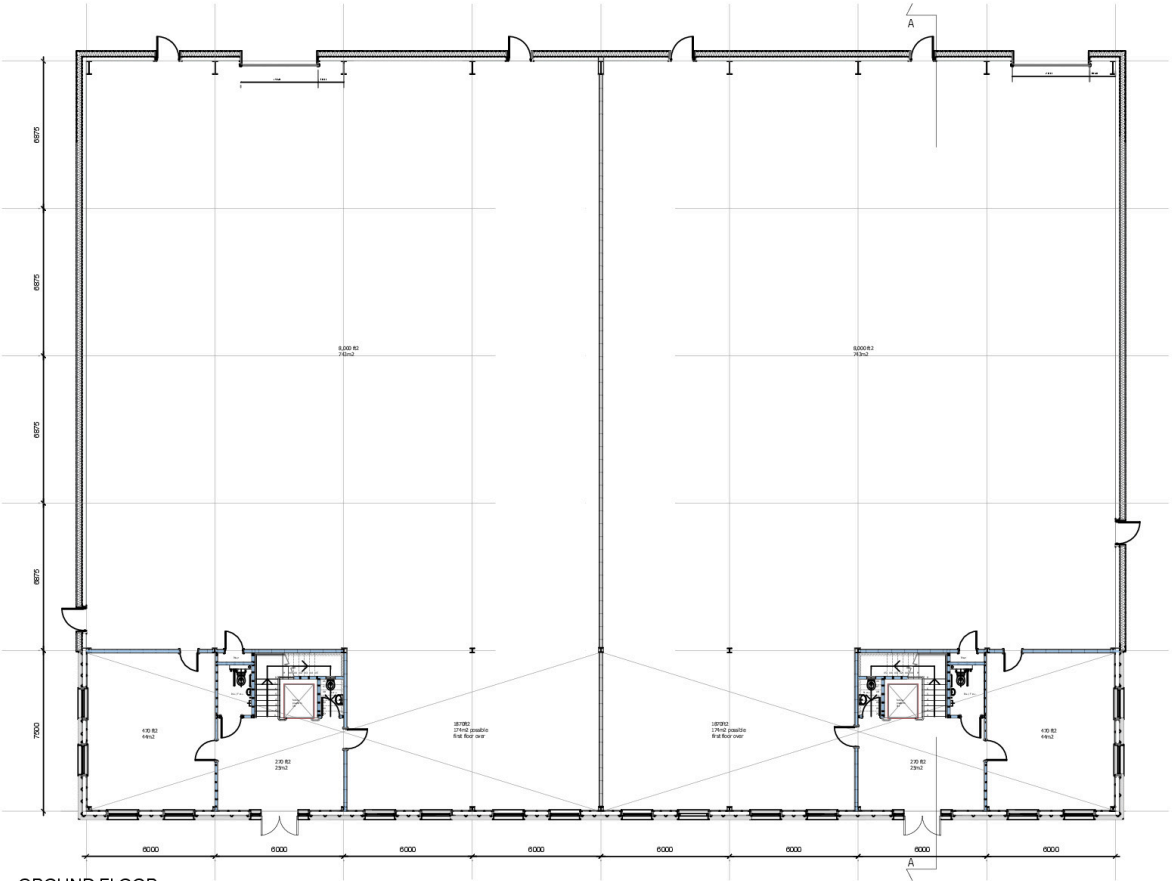
PROJECT
Proposed Industrial Units Plot 3000 Westcott Venture Park
DRAWING
Sketch Site layout Plan

SCALE	PAPER SIZE	DATE	DRAWN BY
1:500	A3	22.04.22	FR
DRAWING NO	REVISION		
078.03.38.101	A		
CAD REF.	078.03.38.5K23.dwg		

Floor plan



FIRST FLOOR



GROUND FLOOR

FOR INFORMATION

PROJECT			
Proposed Industrial units Plot 3000 Westcott Venture Park.			
DRAWING			
Ground and First Floor Plans			
SCALE	PAPER SIZE	DATE	DRAWN BY
1:200	A3	22.04.22	PR
DRAWING N° 078.03.38.112			REVISION B
CAD REF.	078.03.38.SK23.dwg		

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