



## Westcott Serviced Offices

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

**NEWLY  
REFURBISHED  
SERVICED  
OFFICES WITH  
FANTASTIC VIEWS**

**120 to 541 sq ft**  
(11.15 to 50.26 sq m)

- Good on-site parking
- LED lighting
- Shared kitchenette
- Shared Shower and WC facilities
- Rentals include heating and electricity and business rates.

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## Summary

<b>Available Size</b>	120 to 541 sq ft
<b>Rent</b>	£4,356 - £19,188 per annum Rents inclusive of heating and electricity and business rates.
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to be responsible for their own legal costs involved in the transaction.
<b>EPC Rating</b>	D

## Description

Building 330 offers newly refurbished high quality shared office accommodation located on the 1st floor. The offices have glass partitioning to create a light and airy feel and have fantastic views over the park.

Rentals include all heating, lighting and business rates. Internet connectivity to be arranged by tenant.

## 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.

## Accommodation

The accommodation comprises the following areas. First floor refurbished offices with fantastic views to the countryside. Ground Floor offices all newly redecorated.

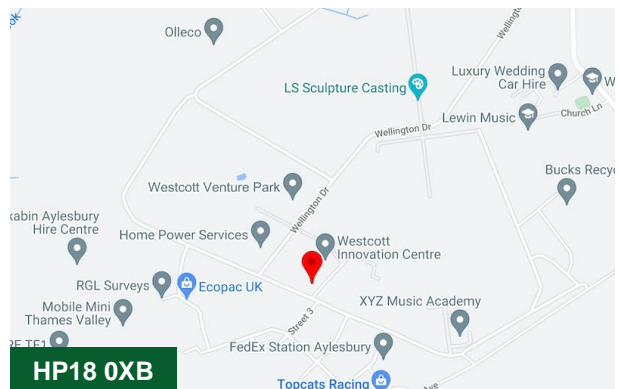
Name	sq ft	sq m	Rent
1st - Suite F4	376	34.93	£12,612 per annum With own A/C
1st - Suite F5	120	11.15	£4,356 per annum With own A/C
1st - Suite F7	243	22.58	£8,346 per annum With own A/C
Ground - Suite 2	174	16.17	£6,420 per annum
Ground - Suite 3	174	16.17	£6,420 per annum
Ground - Suite G4/5	541	50.26	£19,188 per annum With own A/C
<b>Total</b>	<b>1,628</b>	<b>151.26</b>	

## Business Rates

Inclusive in rental quoted (where applicable)

## EPC

D77



## Viewing & Further Information



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