



chandler
garvey

TO LET



Westcott Serviced Offices

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

**NEWLY
REFURBISHED
SERVICED
OFFICES WITH
FANTASTIC VIEWS**

113 to 700 sq ft

(10.50 to 65.03 sq m)

- Good on-site parking
- LED lighting
- Shared kitchenette, shower and WC facilities
- Inclusive of service charge, electricity and business rates
- Storage units available 340 and 700 sq ft
- Ground floor open plan area available of 3,510 sq ft.

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Summary

Available Size	113 to 700 sq ft
Rent	£282.50 - £3,540 per month Rents inclusive of heating, electricity and business rates. Exclusive of Broadband.
Business Rates	Inclusive
VAT	Applicable
Legal Fees	Each party to be responsible for their own legal costs involved in the transaction.
EPC Rating	D



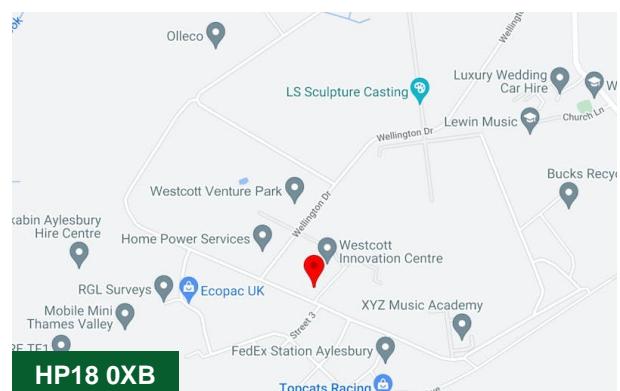
Description

Building 330 offers first floor refurbished offices with fantastic views to the countryside. Ground Floor offices all newly redecorated. Two small storage units also available. All rentals quoted are per calendar month and include service charge, heating, electricity, business rates. Plus VAT. Tenant is responsible for their own Broadband. There is also a ground floor open plan area available of 3,510 sq ft, further details on request.



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.



Accommodation

Name	sq ft	sq m	Rent
Ground - Suite G4/5	548	50.91	£1,370 /month With own A/C
Ground - Suite 6	113	10.50	£282.50 /month
Ground - Suite 10	118	10.96	£295 /month
1st - Suite F4	376	34.93	£940 /month
1st - Suite F5	120	11.15	£300 /month
1st - Suite F6	127	11.80	£317.50 /month
1st - Suite F8	113	10.50	£282.50 /month
1st - Suite F16	246	22.85	£615 /month
1st - Suite F17	246	22.85	£615 /month
Ground - Storage Unit G8	340	31.59	£354 /month
Ground - Storage Unit G1	700	65.03	£729.16 /month

Viewing & Further Information



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Terms

Available on 6 month Licence direct from Landlord.

Business Rates

Inclusive in rental quoted (where applicable)

EPC

D77