



## Modern Warehouse

Unit 6 Century Court, Westcott Venture Park, Aylesbury, HP18 0XB

### **MODERN WAREHOUSE UNIT**

**3,300 sq ft**  
(306.58 sq m)

- Full height distribution pallet racking to accommodate 300 pallets
- Concrete floor with 40Kn/load capacity
- Eaves height 6m - 7.2m
- 3-phase electrics
- Electric roller shutter doors
- Modern Matrix Alarm system, gated loading bay entrance with fob access
- Disabled/WC accommodation

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## Summary

<b>Available Size</b>	3,300 sq ft
<b>Rent</b>	£13.50 per sq ft
<b>Rates Payable</b>	£11,648 per annum 2023
<b>Rateable Value</b>	£22,750
<b>Service Charge</b>	£4,092 per annum £1023.00 payable quarterly
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (31)

## Description

Modern terraced warehouse unit of portal frame construction on Westcott Venture Park. Excellent forecourt parking and good road connections. Full height warehouse with loading door, 3-phase electrics, office and WC facilities. has full height distribution pallet racking to accommodate 300 pallets. Warehouse has state of the art alarm system from matrix alarms, gated loading bay entrance with fob access. Staff kitchen area is also fob access into warehouse with 24/7 cameras throughout building internally and externally.

## Location

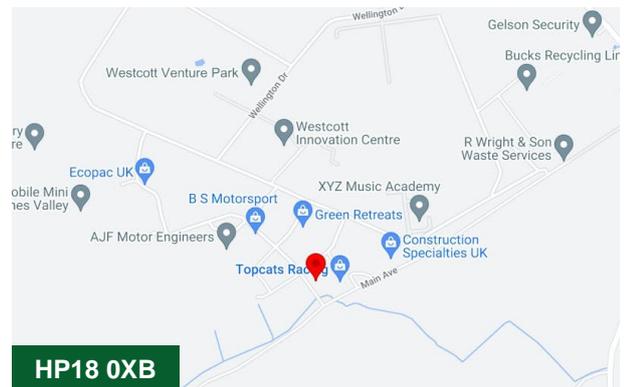
Westcott Venture Park fronts the M40 between Aylesbury and Bicester. The A41 provides a link to the M40/A34 (Jct9) at Bicester to the west and to the M25 (Jct20) to the east. The park serves businesses throughout Buckinghamshire and Oxfordshire being equidistant between Oxford and Milton Keynes.

## Terms

Available on a new lease direct from the Landlord on terms to be agreed.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



**Joanna Kearvell**

07887 793030

jk@chandlergarvey.com



**James Garvey**

01494 460258 | 07471996320

jg@chandlergarvey.com



