



## 11 Century Court

Westcott Venture Park, Westcott, Aylesbury, HP18 0XB

### Modern industrial units - Westcott Venture Park

**3,500 sq ft**  
(325.16 sq m)

- UNIT 11 still available. UNIT 12 - under offer.
- Established Business Park
- Ground floor kitchen and WC's
- Impressive ground floor board room
- First floor office
- Electric roller shutter doors
- Eaves height 6m - 7.2m

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## Summary

Available Size	3,500 sq ft
Rent	£13 per sq ft
Rates Payable	£5 per sq ft
Service Charge	£1.10 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.10 per sq ft
EPC Rating	B (29)

## Description

UNIT 11 - AVAILABLE. Two modern industrial units currently connected but could be let separately. Steel portal framed construction, insulated roof with 15% roof lights, three phase power, ground and first floor offices with WC & kitchen accommodation. Warehouse with concrete floor with 40KN/m2 load capacity.

UNIT 11 Available now. UNIT 12 - UNDER OFFER.

## 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.

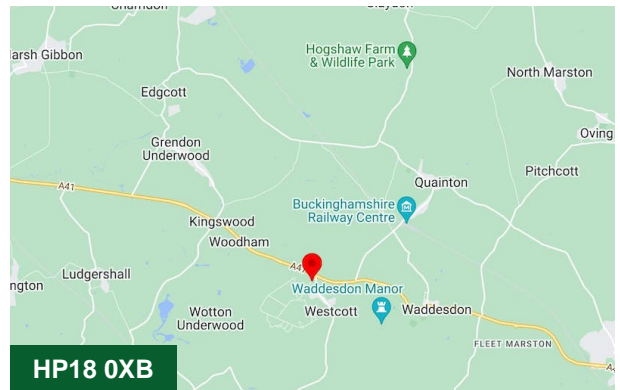
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 11	3,500	325.16	Available
Ground - Unit 12	9,636	895.21	Under Offer
<b>Total</b>	<b>13,136</b>	<b>1,220.37</b>	

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



## Viewing & Further Information



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