



## Unit C, BUILDING 4000

Westcott Venture Park, Aylesbury, HP18 0PH

### **MODERN WAREHOUSE WITH FIRST FLOOR OFFICES**

**11,225 sq ft**  
(1,042.84 sq m)

- Ground Floor Warehouse
- First Floor Offices with kitchen
- Ground floor office / reception with boardroom
- Eaves Height 8m
- Concrete floor 40Kn/m2 Load Capacity

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## Summary

<b>Available Size</b>	11,225 sq ft
<b>Rent</b>	£13.50 per sq ft
<b>Rates Payable</b>	£36,352 per annum 2023
<b>Rateable Value</b>	£71,000
<b>Service Charge</b>	£1.20 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	A (24)

## Description

Modern warehouse of 11,225 sq ft available to let on Westcott Venture Park, an established business park close to the A41, completed in 2022.

Light Industrial/Hi-Tech building of steel portal frame construction, benefitting from a concrete floor, insulated roof with 15% roof lights, eaves height of 8m, 3 phase electricity and first floor offices fitted out with LED lighting and perimeter trunking.

The ground floor benefits from a reception / office area, WC and boardroom, plus small storage rooms accessed from the warehouse. The first floor provides an open plan office with kitchen.

BUILDING 4000 is a very prominent site being centrally located at the head of the main access road at the heart of the Park. Westcott Venture Park fronts the A41 between Aylesbury and Bicester. The A41 provides a link to the M40/A34 (J9) at Bicester to the west and the M25 (J20) to the east.

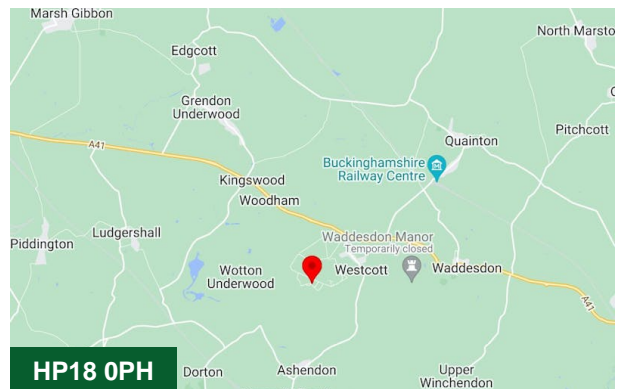
## Location

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.

## Terms

The property is available on an assignment up to November 2033 with a tenant only break in November 2028 with 12 months notice. Alternatively a new lease is available direct from the landlord at £13.50 psf.



## Viewing & Further Information



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