



## Modern Warehouse

Unit 5 Century Court, Westcott Venture Park, Aylesbury, HP18 0XB

### **MODERN WAREHOUSE UNIT**

**5,401 sq ft**  
(501.77 sq m)

- Established Business Park
- Ground floor warehouse with full height loading area
- Impressive First Floor Offices
- Floor loading 40KN/m<sup>2</sup>
- Electric roller shutter doors
- NO MOTOR TRADE

# Modern Warehouse, Unit 5 Century Court, Westcott Venture Park, Aylesbury, HP18 0XB

## Summary

<b>Available Size</b>	5,401 sq ft
<b>Rent</b>	£70,000 per annum Plus service charge, Insurance (c.£1430 pa) and VAT
<b>Rates Payable</b>	£11,648 per annum 2023
<b>Rateable Value</b>	£22,750
<b>Service Charge</b>	£1.10 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (46)

## Description

Modern warehouse unit on Westcott Venture Park. Excellent forecourt parking and good road connections. Full height warehouse with electric roller shutter doors, first floor offices, kitchen and WC facilities. 3 phase electrics, min. eaves height 6m.

New Lease available direct from the Landlord. Rental plus service charge and insurance (c.£1430 pa), all plus VAT.

## 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:

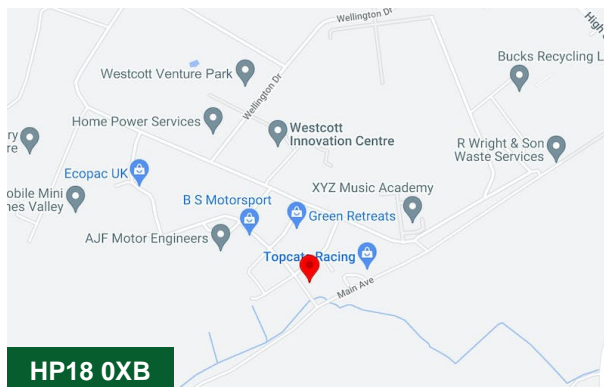
Name	sq ft	sq m	Availability
Ground - Warehouse	3,091	287.16	Available
1st - First Floor Offices	2,310	214.61	Available
<b>Total</b>	<b>5,401</b>	<b>501.77</b>	

## Terms

The property is available on a new lease direct from the Landlord.

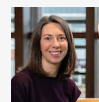
## Money Laundering / Identity Checks

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



HP18 0XB

## Viewing & Further Information



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**Will Davis (CBRE LTD)**

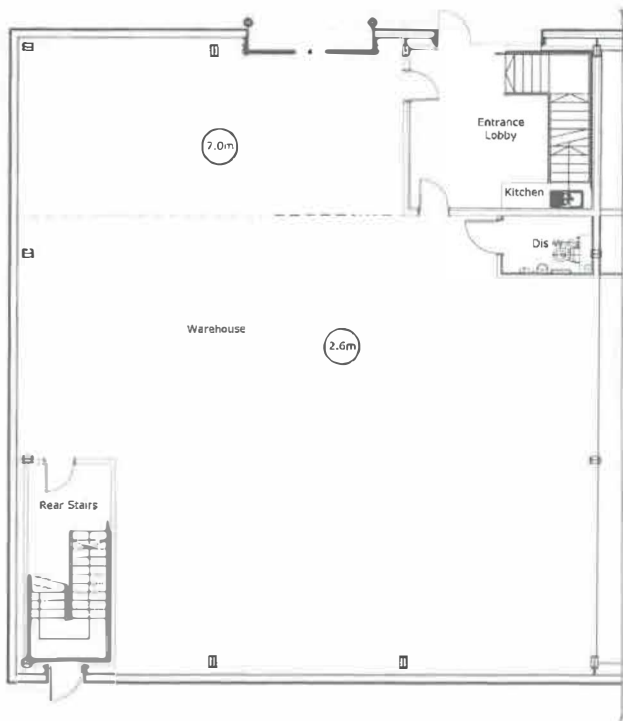
01865 848488 | 07393243187

**Duncan May (Bidwells)**

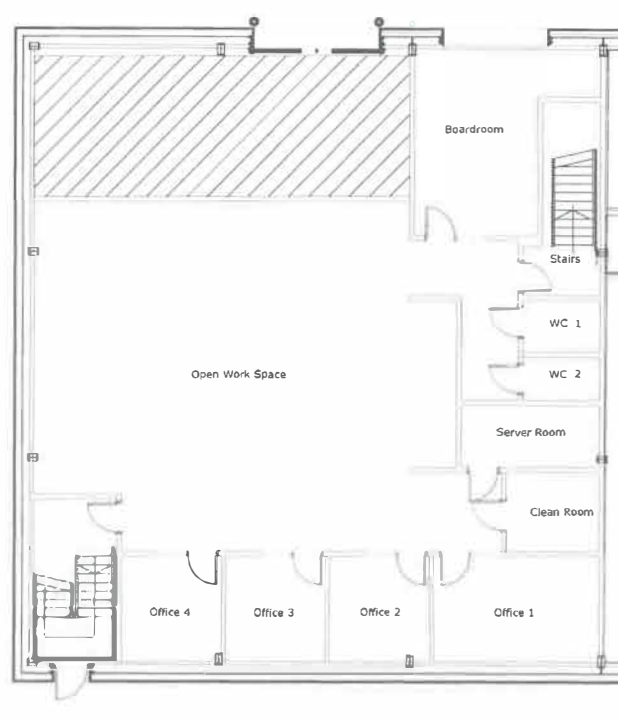
07879 883886

**CBRE (Joint Agent)**

**Will Davis (CBRE)**



Proposed Ground Floor Plan



Proposed First Floor Plan

NOTES

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This drawing to be read in conjunction with the specification and other drawings

Do not scale to ascertain dimensions

All dimensions to be checked and verified on site by the responsible contractor prior to commencement of work

Rev	Description	Date


**Edgeworth Street**  
 Building Services

PROJECT  
 Unit 5 Century Court  
 Westcott Venture Park,  
 Aylesbury,  
 Buckinghamshire,  
 HP18 0XB

TITLE  
 Proposed Floor Plan

CLIENT  
 BNP Paribas Depository  
 Services (Jersey) Limited and  
 BNP Paribas Depository  
 Services Limited

DRAWN BY JS	CHECKED BY MH	DATE 17/06/23
SCALE (to A3) NTS	PROJECT NUMBER 23/P4	
DRAWING NUMBER 02	REV	