



## Building S10

Westcott Venture Park, Aylesbury, HP18 0XB

### **WAREHOUSE WITH HARD STANDING**

**10,750 sq ft**  
(998.71 sq m)

- Two roller shutter doors
- Hard standing area to the side
- Undergoing refurbishment
- 3-phase electrics
- Roof lights
- Ground floor kitchen & WC accommodation
- NO MOTOR TRADE

# Building S10, Westcott Venture Park, Aylesbury, HP18 0XB

## Summary

<b>Available Size</b>	10,750 sq ft
<b>Rent</b>	£10 per sq ft Plus service charge, Insurance and VAT
<b>Rates Payable</b>	£20,096 per annum 2023
<b>Rateable Value</b>	£39,250
<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>	D (78)

## Description

Warehouse undergoing refurbishment on Westcott Venture Park, established business park with good road connections. Full height warehouse with two roller shutter doors, ground floor kitchen and WC facilities. 3 phase electrics.

Hard standing area to the side of the property which could be used for parking or storage.

New Lease available direct from the Landlord from March 2024.

## Location

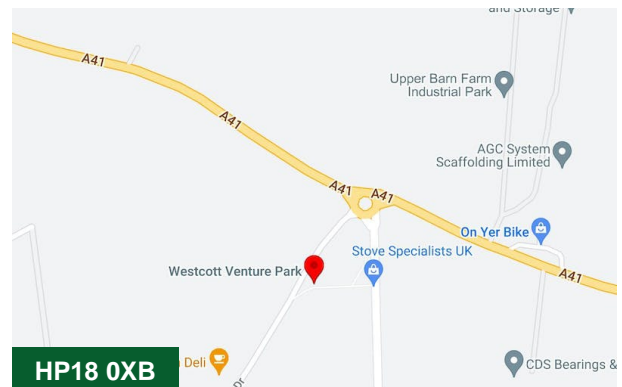
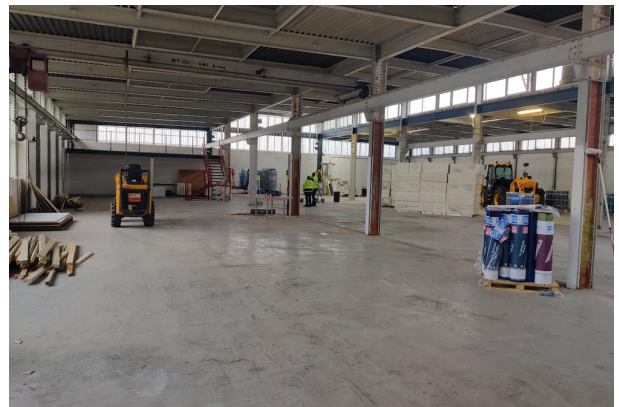
Westcott Venture Park fronts the M40 between Aylesbury and Bicester. the A41 provides a link to the M40/A34 (Jct9) at Bicester to the west and to the M25 (Jct20) to the east. The park serves businesses throughout Buckinghamshire and Oxfordshire being equidistant between Oxford and Milton Keynes.

## Terms

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.



## Viewing & Further Information



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**Kevin Wood (CBRE LTD)**

077900 58410

**Duncan May (Bidwells)**

07879 883886

**Legend**

- Blue: Existing Structure
- Red: Proposed Structure
- Green: Existing Landscaping
- Yellow: Proposed Landscaping
- Grey: Existing Footing
- Black: Proposed Footing
- Blue Dashed: Existing Services
- Red Dashed: Proposed Services
- Blue Solid: Existing Walls
- Red Solid: Proposed Walls
- Blue Dotted: Existing Windows
- Red Dotted: Proposed Windows
- Blue Solid: Existing Doors
- Red Solid: Proposed Doors
- Blue Solid: Existing Stairs
- Red Solid: Proposed Stairs
- Blue Solid: Existing Lifts
- Red Solid: Proposed Lifts
- Blue Solid: Existing Core
- Red Solid: Proposed Core
- Blue Solid: Existing External Walls
- Red Solid: Proposed External Walls
- Blue Solid: Existing External Windows
- Red Solid: Proposed External Windows
- Blue Solid: Existing External Doors
- Red Solid: Proposed External Doors
- Blue Solid: Existing External Stairs
- Red Solid: Proposed External Stairs
- Blue Solid: Existing External Lifts
- Red Solid: Proposed External Lifts
- Blue Solid: Existing External Core
- Red Solid: Proposed External Core
- Blue Solid: Existing External Footing
- Red Solid: Proposed External Footing
- Blue Solid: Existing External Services
- Red Solid: Proposed External Services
- Blue Solid: Existing External Walls (Foundation)
- Red Solid: Proposed External Walls (Foundation)
- Blue Solid: Existing External Windows (Foundation)
- Red Solid: Proposed External Windows (Foundation)
- Blue Solid: Existing External Doors (Foundation)
- Red Solid: Proposed External Doors (Foundation)
- Blue Solid: Existing External Stairs (Foundation)
- Red Solid: Proposed External Stairs (Foundation)
- Blue Solid: Existing External Lifts (Foundation)
- Red Solid: Proposed External Lifts (Foundation)
- Blue Solid: Existing External Core (Foundation)
- Red Solid: Proposed External Core (Foundation)
- Blue Solid: Existing External Footing (Foundation)
- Red Solid: Proposed External Footing (Foundation)
- Blue Solid: Existing External Services (Foundation)
- Red Solid: Proposed External Services (Foundation)
- Blue Solid: Existing External Walls (Foundation)
- Red Solid: Proposed External Walls (Foundation)
- Blue Solid: Existing External Windows (Foundation)
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- Blue Solid: Existing External Services (Foundation)
- Red Solid: Proposed External Services (Foundation)



**Client**  
 Patricia Hanover Trust  
 Camomile Court  
 23 Camomile Street  
 London  
 EC3A 7LL

**Building S10**  
 Westcott Venture Park

**Ground Floor Plan**

**Date:** 21/01/2023  
**Scale:** 1:50 @A1  
**Issue:** January 2023  
**Project Ref:** RGL-23-3876-01

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