



## 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>	£10.00 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

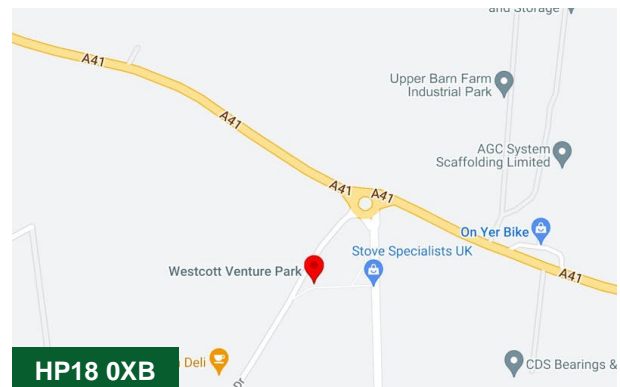
Westcott Venture Park fronts the M40 between Aylesbury and Bicester. the A41 provides a link to the M40/A34 (Jct9) at Bicester to the west and to the M25 (Jct20) to the east. The park serves businesses throughout Buckinghamshire and Oxfordshire being equidistant between Oxford and Milton Keynes.

## 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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**Marcus Smith**

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**Kevin Wood (CBRE LTD)**

077900 58410

**Duncan May (Bidwells)**

07879 883886

**Legend**

- Blue Shaded Area: Level 1
- Blue Shaded Area: Level 2
- Blue Shaded Area: Level 3
- Blue Shaded Area: Level 4
- Blue Shaded Area: Level 5
- Blue Shaded Area: Level 6
- Blue Shaded Area: Level 7
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- Blue Shaded Area: Level 46
- Blue Shaded Area: Level 47
- Blue Shaded Area: Level 48
- Blue Shaded Area: Level 49
- Blue Shaded Area: Level 50

**OS ACTIVE**  
**GPS NETWORK**

**Level**  
Level 1 (Ground Floor)  
Level 2  
Level 3  
Level 4  
Level 5  
Level 6  
Level 7  
Level 8  
Level 9  
Level 10  
Level 11  
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Level 48  
Level 49  
Level 50



**Patrizia Hanover Trust**  
**Camomile Court**  
**23 Camomile Street**  
**London**  
**EC3A 7LL**

**Building S10**  
**Westcott Venture Park**

**Ground Floor Plan**

<b>Date:</b> 15/01/2023	<b>Scale:</b> 1:50 @A1
<b>Drawn:</b> MJK	<b>Checked:</b> MJK
<b>Issue:</b> 1	<b>Date:</b> 15/01/2023
<b>Project:</b> RGL-23-3876-01	<b>Client:</b> Patrizia Hanover Trust
<b>RGL Surveys Ltd</b> Land & Measured Building Surveyors Building 28 Westcott Venture Park Westcott Leeds LS18 6AP Tel: 01274 303355 Email: info@rpls.co.uk www.rpls.co.uk	