



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
- Fully refurbished
- 3-phase electrics
- Roof lights
- Ground floor kitchen & WC accommodation
- NO MOTOR TRADE

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Summary

Available Size	10,750 sq ft
Rent	£10 per sq ft Plus service charge, Insurance and VAT
Rates Payable	£20,096 per annum 2023
Rateable Value	£39,250
Service Charge	£1.20 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

Fully refurbished Warehouse 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

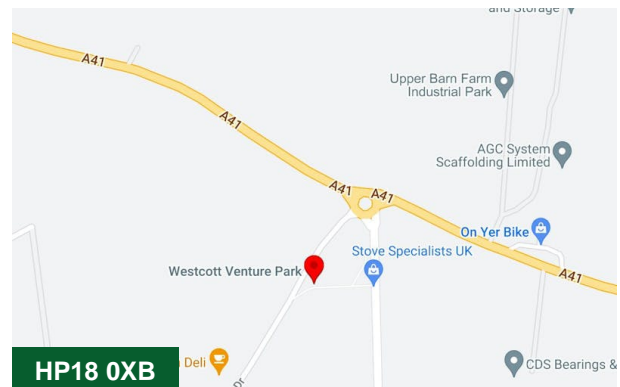
Westcott Venture Park fronts the M40 between Aylesbury and Bicester. the A41 provides a link to the M40/A34 (Jct9) at Bicester to the west and to the M25 (Jct20) to the east. The park serves businesses throughout Buckinghamshire and Oxfordshire being equidistant between Oxford and Milton Keynes.

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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Duncan May (Bidwells)

07879883886 | 07879 883886

Legend

- Blue: Surveyed Area
- Red: Existing Structure
- Green: Proposed Structure
- Yellow: Existing Services
- Orange: Proposed Services
- Black: Structural Grid
- Blue Dashed: Level 1.00
- Blue Dotted: Level 1.50
- Blue Solid: Level 2.00
- Blue Dash-Dot: Level 2.50
- Blue Long Dash: Level 3.00
- Blue Short Dash: Level 3.50
- Blue Dash-Dot-Dot: Level 4.00
- Blue Dotted-Dot: Level 4.50
- Blue Solid-Dot: Level 5.00
- Blue Dash-Dot-Dot-Dot: Level 5.50
- Blue Dotted-Dot-Dot: Level 6.00
- Blue Solid-Dot-Dot: Level 6.50
- Blue Dash-Dot-Dot-Dot-Dot: Level 7.00
- Blue Dotted-Dot-Dot-Dot: Level 7.50
- Blue Solid-Dot-Dot-Dot: Level 8.00
- Blue Dash-Dot-Dot-Dot-Dot-Dot: Level 8.50
- Blue Dotted-Dot-Dot-Dot-Dot: Level 9.00
- Blue Solid-Dot-Dot-Dot-Dot: Level 9.50
- Blue Dash-Dot-Dot-Dot-Dot-Dot-Dot: Level 10.00
- Blue Dotted-Dot-Dot-Dot-Dot-Dot: Level 10.50
- Blue Solid-Dot-Dot-Dot-Dot-Dot: Level 11.00
- Blue Dash-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 11.50
- Blue Dotted-Dot-Dot-Dot-Dot-Dot-Dot: Level 12.00
- Blue Solid-Dot-Dot-Dot-Dot-Dot-Dot: Level 12.50
- Blue Dash-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 13.00
- Blue Dotted-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 13.50
- Blue Solid-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 14.00
- Blue Dash-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 14.50
- Blue Dotted-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 15.00
- Blue Solid-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 15.50
- Blue Dash-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 16.00
- Blue Dotted-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 16.50
- Blue Solid-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 17.00
- Blue Dash-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 17.50
- Blue Dotted-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 18.00
- Blue Solid-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 18.50
- Blue Dash-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 19.00
- Blue Dotted-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 19.50
- Blue Solid-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot-Dot: Level 20.00

OS ACTIVE
GPS NETWORK



Rev. No. Date Description

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

Building S10
Westcott Venture Park

Ground Floor Plan

Drawn: YJK
Scale: 1:50 @A1

Issue: 01
Date: January 2023

Project: RGL-23-3876-01

RGL Surveys Ltd
Land & Measured Building Surveyors
Building 28
Westcott Venture Park
Westcott
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Topographic: Approved Building, See also: Site Engineering, Boundaries