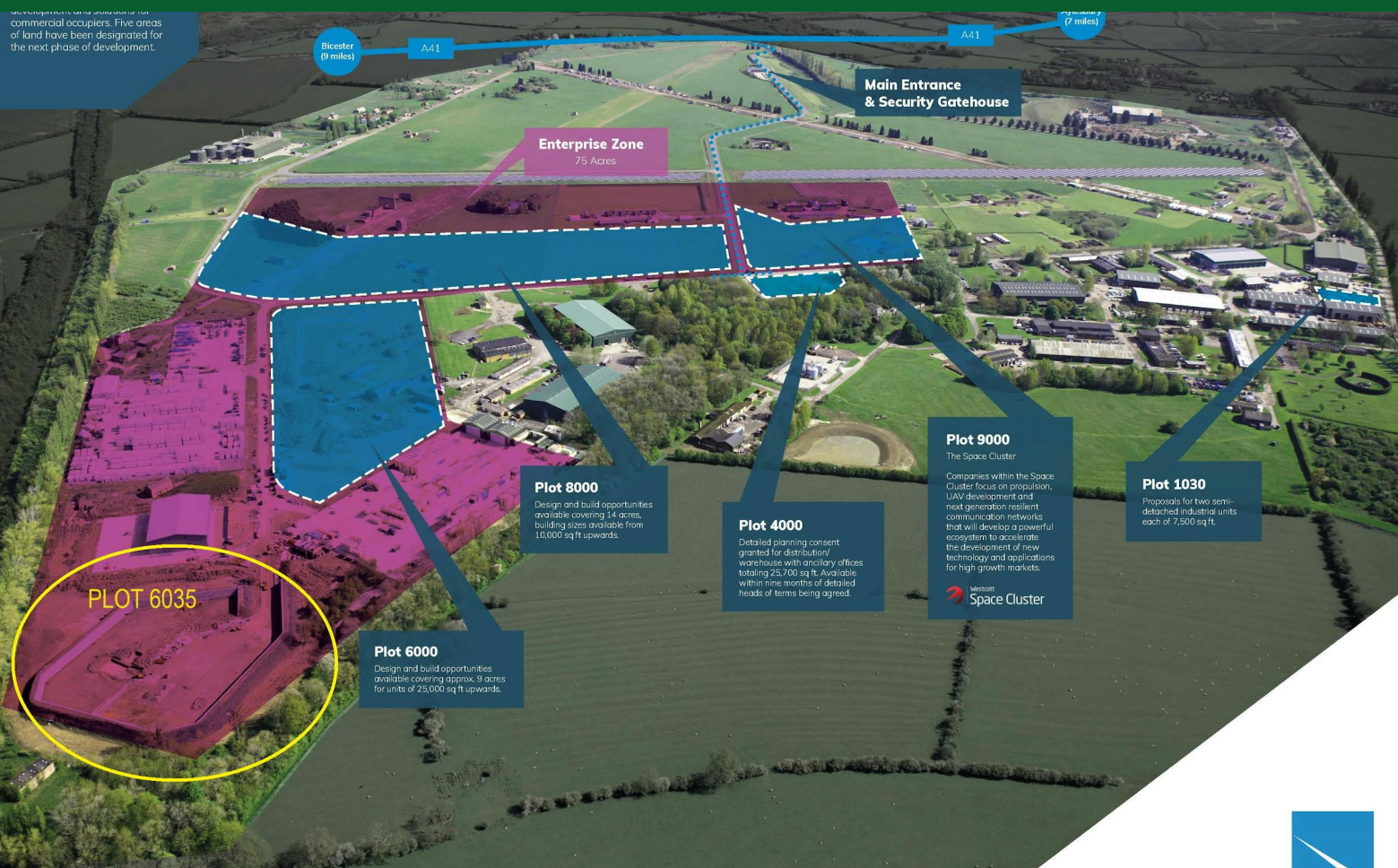


Development to attract private or non-commercial occupiers. Five areas of land have been designated for the next phase of development.



Plot 6035

Westcott Venture Park, Aylesbury, HP18 0XB

**DISCRETE,
SECURE YARD -
HARD STANDING**

2 Acres
(0.81 Hectares)

- Hard standing
- Utilities provided on site
- Securely fenced
- 24/7 security on the entrance to the estate

Plot 6035, Westcott Venture Park, Aylesbury, HP18 0XB

Summary

Available Size	2 Acres
Rent	£305,000 per annum Plus service charge, Insurance and VAT
Business Rates	To be confirmed
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

2 acre secure site suitable for open storage.

Secure open storage with a 6m high gabion wall and fence. The site has utilities and a direct duct from the substation.

New Lease available direct from the Landlord from June 2024.

Location

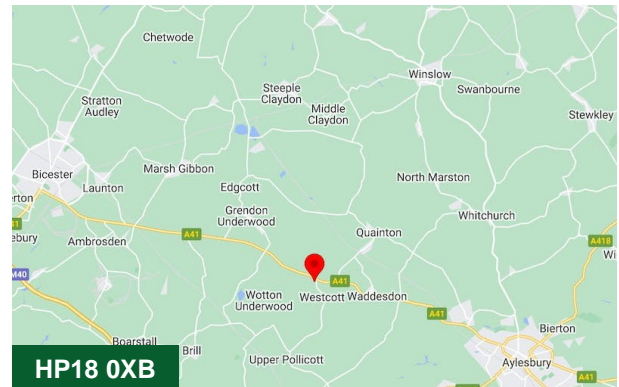
Westcott Venture Park fronts the M40 between Aylesbury and Bicester. the A41 provides a link to the M40/A34 (Jct9) at Bicester to the west and to the M25 (Jct20) to the east. The park serves businesses throughout Buckinghamshire and Oxfordshire being equidistant between Oxford and Milton Keynes.

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



Joanna Kearvell

01296 255020 | 07887 793030

jk@chandlergarvey.com



Marcus Smith

01494 796055 | 07471 996320

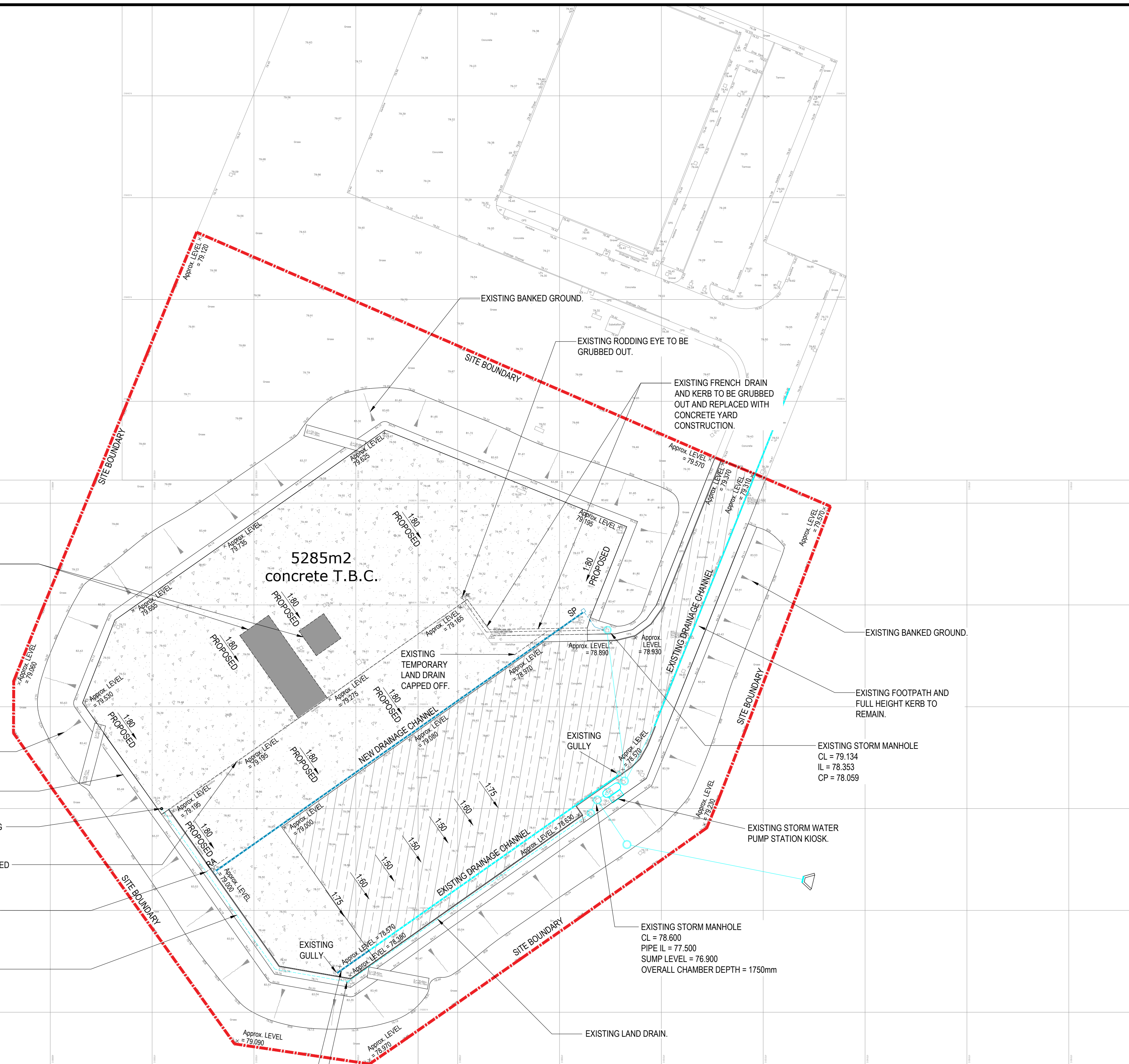
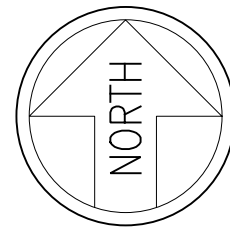
ms@chandlergarvey.com

Duncan May (Bidwells)

07879 883886

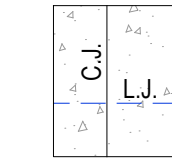
Will Davis (CBRE LTD)

01865 848488 | 07393243187



EXTERNAL GROUND SLAB NOTES

- For general notes refer to drg. No. 100.
- This drawing to be read in conjunction with all relevant architect's drawings and details and all relevant specifications.
- Legend
 C.J. - CONTRACTION JOINT
 S.C.J. - SAWN CONTRACTION JOINT
 I.J. - ISOLATION JOINT
 D.E.J. - DRAINAGE EXPANSION JOINT
 A.D.J. - ARMoured DAY JOINT
 E.J. - EXPANSION JOINT
 L.J. - LONGITUDINAL JOINT
- For typical slab construction joint details refer to drg. No. SK06.
- For typical kerb construction details refer to drg. No. SK06.
- For kerb types and layout refer to the architect's drawings.
- All external concrete areas have a heavy brush finish with trowelled margins at joint locations. Brush finish to provide grooves parallel to the slope of the pavement.

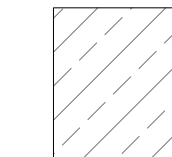


Denotes 175mm thick concrete service yard with heavy brush finish to the following specification.

- Concrete strength class to be C28/35 A.E at 28 days Max. to BS EN206-1:2000 and BS 8500-1 & 2:2002.
- A252 mesh reinforcement with 50 min. top cover and main bars parallel with long joint. Construction joints to be as detailed on Drg. no. SK06.
- 1200 gauge polythene slip membrane.
- 250mm Type 1 granular sub-base material to Cl. 803 of Highways Agency Specification for Highway Works.
- On a compacted formation achieving a minimum 5% C.B.R.

Enabling Works:

- Demolition - Existing structures denoted thus-
- Removal of existing vegetation and existing topsoil - approximately 300mm layer documented in Structural soils site investigation report.
- Excavations to achieve 1:80 fall.



Denotes Existing 175mm thick concrete service yard

- Concrete strength class to be C28/35 A.E at 28 days Max. to BS EN206-1:2000 and BS 8500-1 & 2:2002.
- A252 mesh reinforcement with 50 min. top cover and main bars parallel with long joint. Construction joints to be as detailed on Drg. no. SK06.
- 1200 gauge polythene slip membrane.
- 250mm Type 1 granular sub-base material to Cl. 803 of Highways Agency Specification for Highway Works.
- On a compacted formation achieving a minimum 5% C.B.R.

Legend

- New surface water drain with manhole
- Linear drainage channel
- Spot level
- Existing storm drainage run
- Existing foul drainage run

Rev	Tech	Date	Description
P1	PG	08.03.22	FIRST ISSUE.



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Client
ROCKSPRING HANOVER TRUST

Project Title
**WESTCOTT
 PLOT 6000**

Drawing Title
**FUTURE EXTERNAL WORKS LAYOUT
 Sheet 2**

Purpose of Issue
 Information Preliminary Approval Tender Construction Record Copy

First Issue Date	Drawn By	Scale	Checked
08.03.22	PG	1:500 @ A1	WFG

Drawing Number	Rev.
21-018D / SK07	P1