



## Buildings B&C

Building 254, Westcott Venture Park, Aylesbury, HP18 0XB

### Single storey industrial storage unit

**16,786 sq ft**  
(1,559.47 sq m)

- Available from April 2024
- Industrial / storage space to be refurbished
- New toilets, shower and kitchen to be installed
- Car parking / yard to front
- Not suitable for motor trade

# Buildings B&C, Building 254, Westcott Venture Park, Aylesbury, HP18 0XB

## Summary

<b>Available Size</b>	16,786 sq ft
<b>Rent</b>	£8 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	£1.10 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	G

## Description

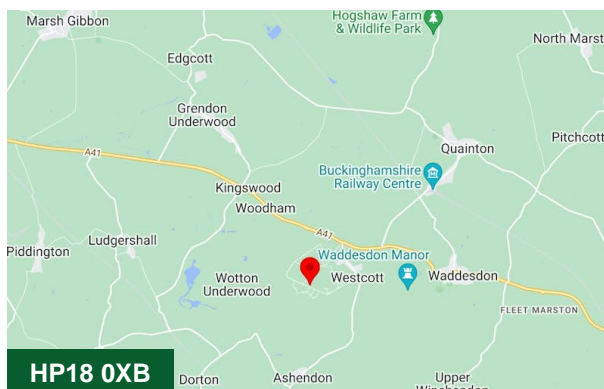
The property comprises a single storey industrial/storage space which is being refurbished. A new internal toilet block with shower and kitchen is going to be installed.

Available from April 2024 on a new lease, terms to be agreed.

Car parking / yard area to the front also available.

## 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.



## Viewing & Further Information



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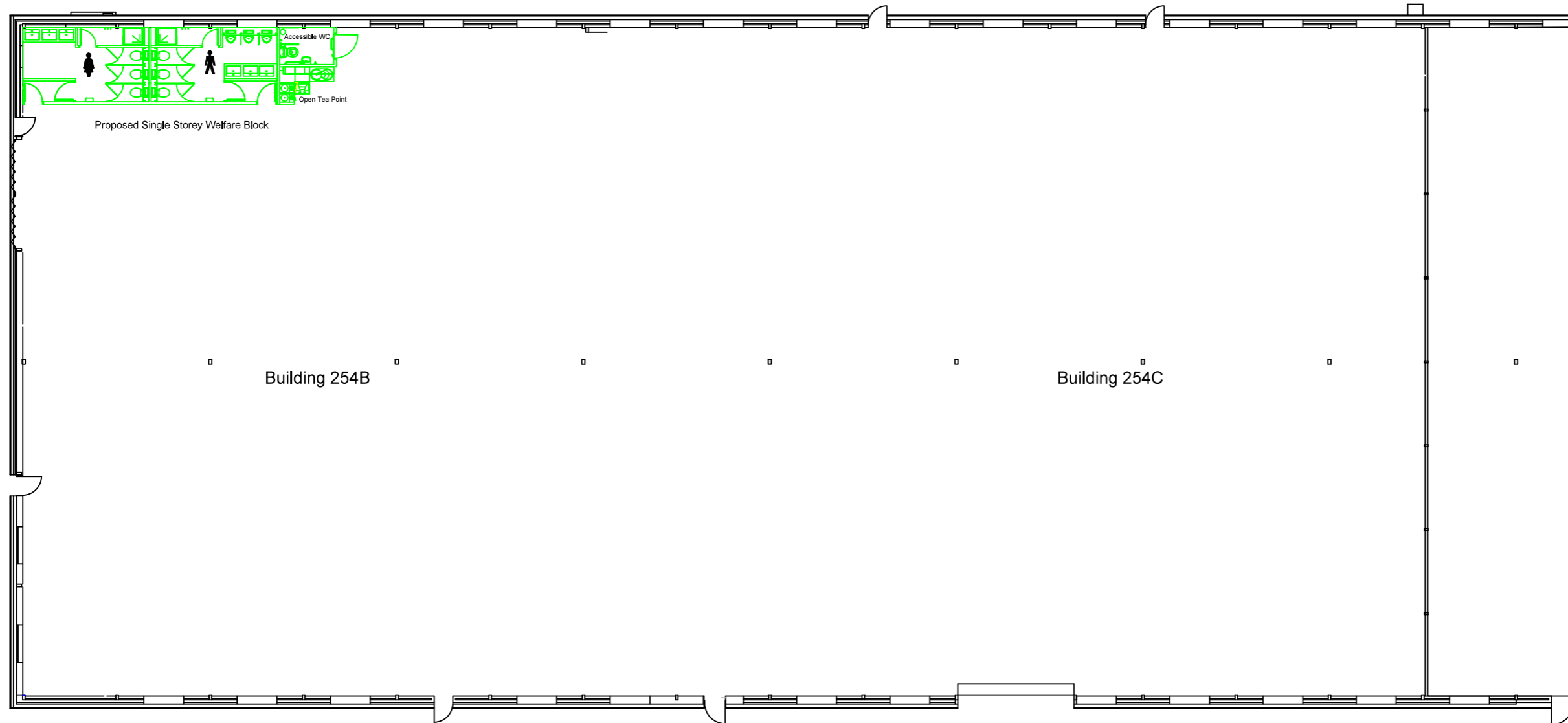
ms@chandlergarvey.com

**Duncan May (Bidwells)**

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**Will Davis (CBRE LTD)**

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Proposed Plan

**Notes**

Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.

In the event of any dimensional conflict between Lambert Smith Hampton Drawings, the matter must be referred to Lambert Smith Hampton for clarification.

The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.

This Drawing is only for the use identified. Do not build from this drawing unless marked 'For Construction'.

**Revisions**



Building Consultancy  
2 Bell Court  
Leapale Lane  
Guildford GU1 4LY

**Client**

Patrizia

**Project**

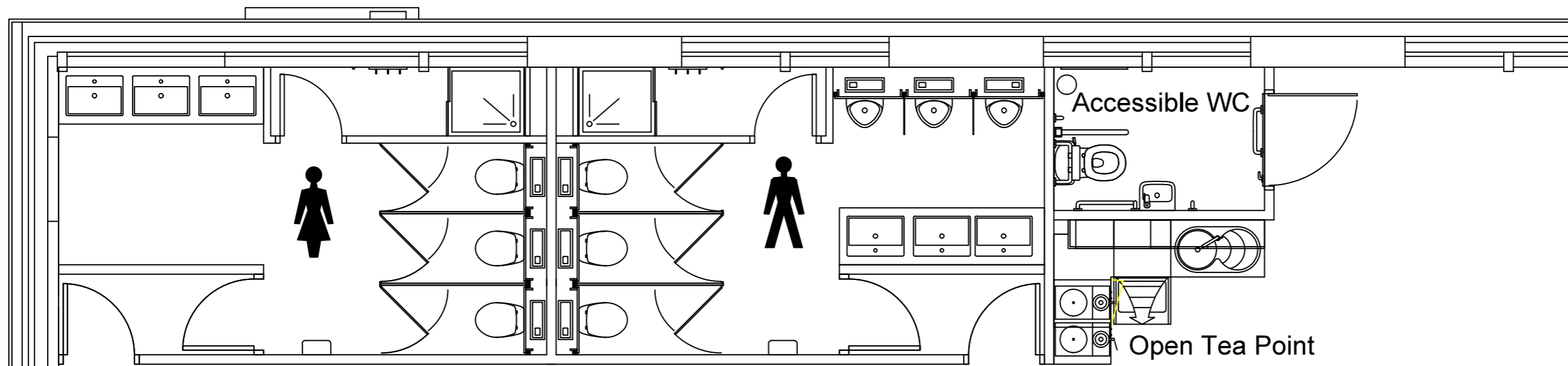
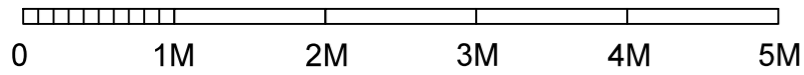
Unit 254 B&C  
Westcott Venture Park

**Drawing**

Proposed Plan

**TENDER**

Job No.		DWG No.	
0154301		P.03	
Scale	Date	Drawn	Checked
1:200@A1	05/10/23	RF	RF



## Proposed Single Storey Welfare Block

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**Revisions**



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Patrizia

**Project**  
Unit 254 B&C  
Westcott Venture Park

**Drawing**  
Proposed Welfare Block

**TENDER**

<b>Job No.</b>		<b>DWG No.</b>	
0154301		P.04	
<b>Scale</b>	<b>Date</b>	<b>Drawn</b>	<b>Checked</b>
1:50@A1	05/10/23	RF	RF