



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)

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

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Summary

Available Size	16,786 sq ft
Rent	£10 per sq ft
Business Rates	The property will be re-rated as a whole, following refurbishment.
Service Charge	£1.20 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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 now 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 from Oxford and Milton Keynes.



Viewing & Further Information

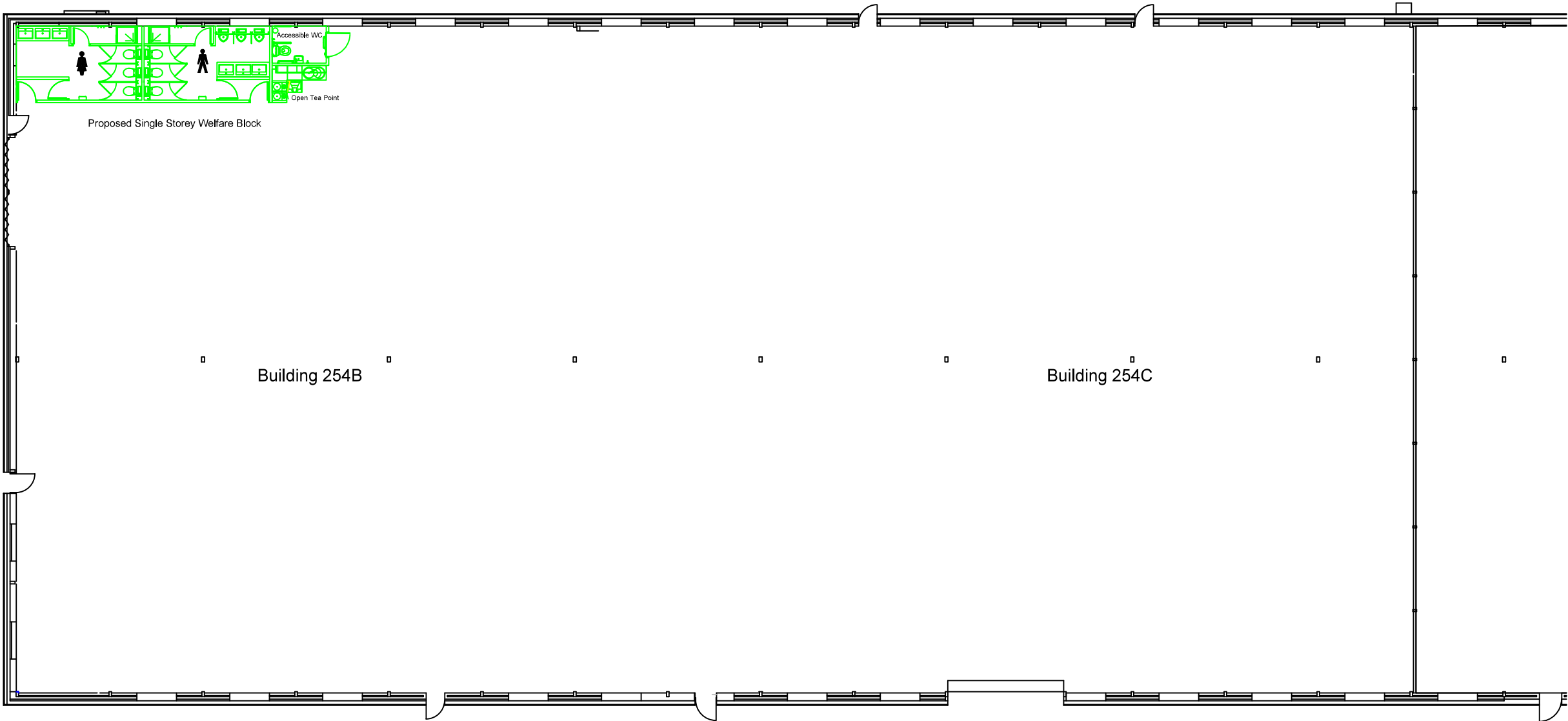
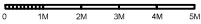


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Proposed Plan

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

Lambert
Smith
Hampton

Building Consultancy
2 Bell Court
Leapale Lane
Guildford GU1 4LY

Client

Patrizia

Project

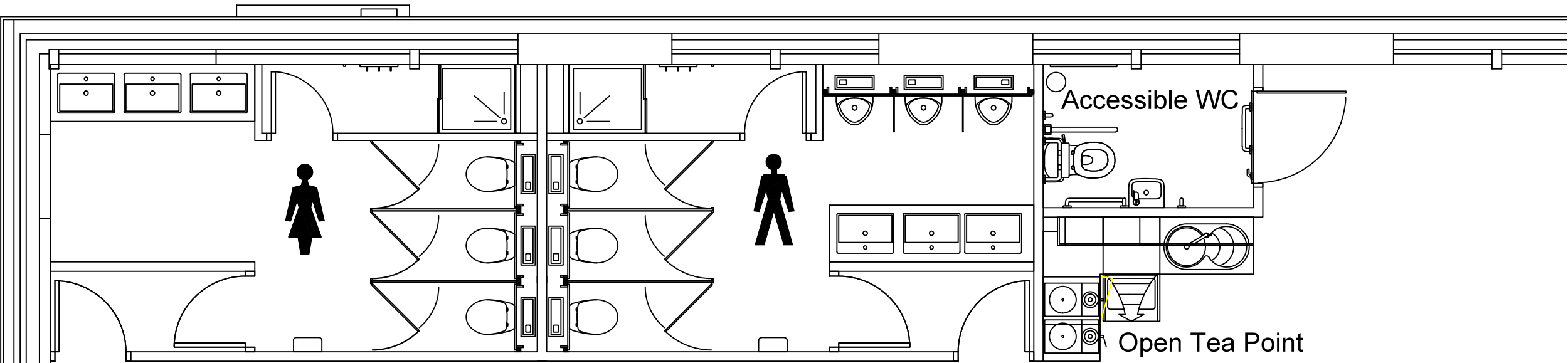
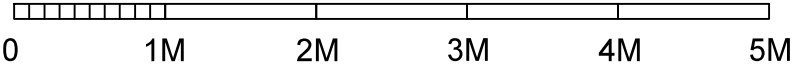
Unit 254 B&C
Westcott Venture Park

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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Drawing
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1:50@A1	05/10/23	RF	RF