

## New Industrial / Business Units

Building 426, Westcott Venture Park, Aylesbury, HP18 0XB

### **NEW INDUSTRIAL / BUSINESS UNITS TO LET**

**950 to 3,800 sq ft**  
(88.26 to 353.03 sq m)

- 4 new industrial units
- 950 sq ft each
- Disabled WC and tea point
- Roller shutter door and single door access
- 24/7 security and estate CCTV
- Established business park location

# New Industrial / Business Units, Building 426, Westcott Venture Park, Aylesbury, HP18 0XB

## Summary

<b>Available Size</b>	950 to 3,800 sq ft
<b>Rent</b>	£16.50 per sq ft
<b>VAT</b>	Applicable
<b>Estate Charge</b>	£1.20 per sq ft
<b>EPC Rating</b>	Upon enquiry

## Description

Building 426 has planning permission approved to build a terrace of 4 industrial units, each with a roller shutter door and single person entrance. Each unit benefits from a disabled WC and tea point and would suit a variety of businesses under E Class.

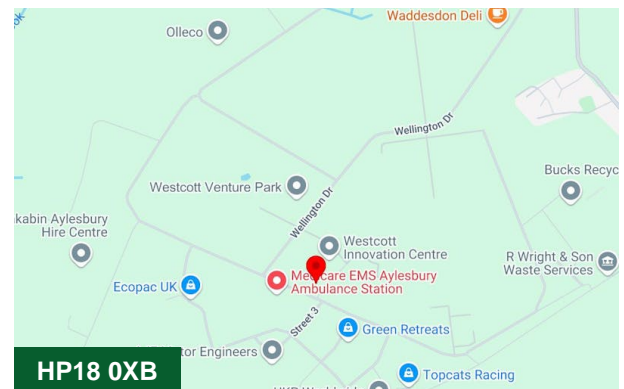
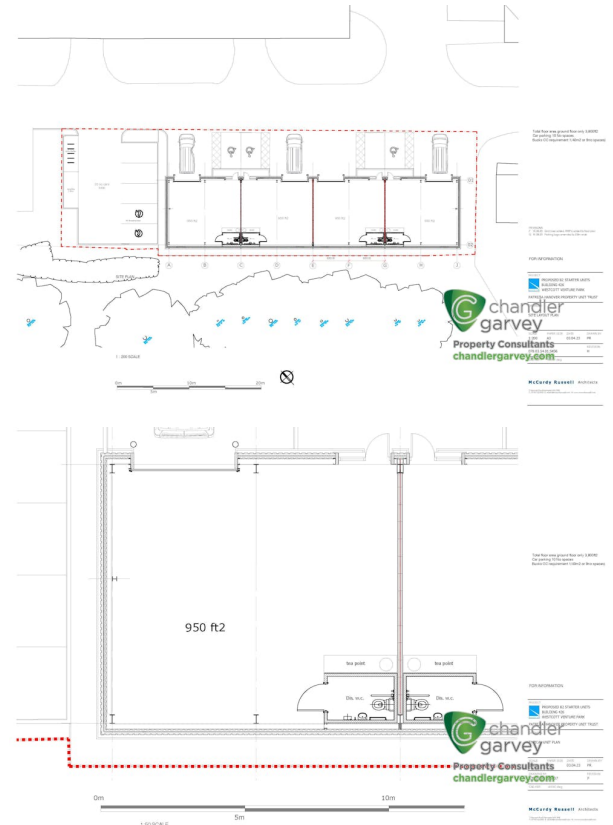
Construction will start on site in January 2025 with an anticipated completion date in Summer 2025.

The units will be available on a new lease direct from the landlord, for a minimum period of 3 years.

## Location

The buildings are located on the Westcott Venture Park which comprises a 650 acre business park fronting the A41. The A41 provides a link to the M40/A34 (Jct 9) at Bicester circa 15 miles to the west and to the M25 (Jct 20) circa 28 miles to the east. The closest town is Aylesbury (circa 8 miles), the county town of Buckinghamshire with a population of over 60,000 people, the largest in Aylesbury Vale.

Aylesbury is well served by both Aylesbury & Aylesbury Vale Parkway railway stations with direct services into London Marylebone & journey times of approximately 1 hour. London Luton Airport is located 40 miles away.



## Viewing & Further Information



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**James Garvey**

01494 460258 | 07471996320

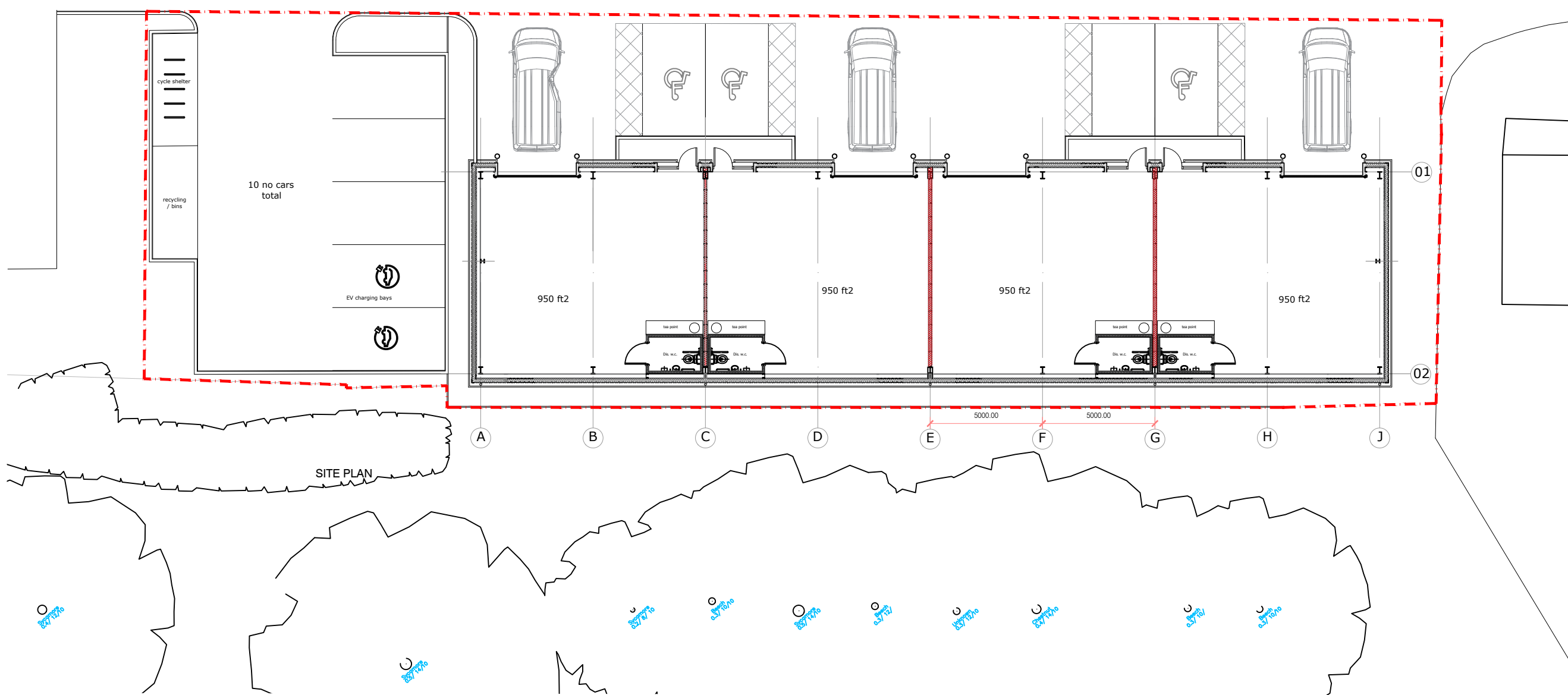
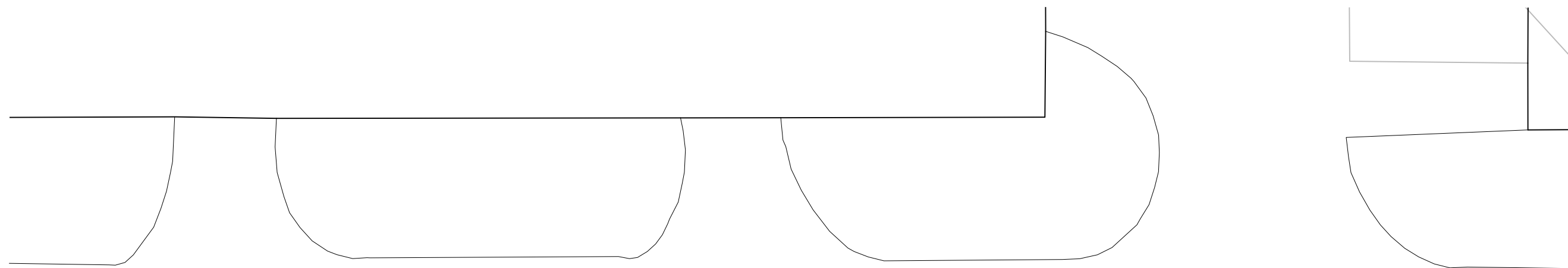
[jg@chandlergarvey.com](mailto:jg@chandlergarvey.com)

**Will Davis (CBRE LTD)**

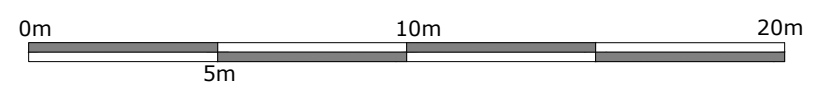
01865 848488 | 07393243187

**Duncan May (Bidwells)**

07879883886 | 07879 883886



1 : 200 SCALE



Total floor area ground floor only 3,800ft<sup>2</sup>  
 Car parking 10 No spaces  
 Bucks CC requirement 1/40m<sup>2</sup> or 9no spaces)

REVISIONS  
 F 14.08.23 Grid lines added. RWP's added to floor plan  
 G 15.08.23 Parking bays amended to 2.8m wide

FOR INFORMATION

PROJECT  
 PROPOSED B2 STARTER UNITS  
 BUILDING 426  
 WESTCOTT VENTURE PARK  
 PATRIZIA HANOVER PROPERTY UNIT TRUST

DRAWING  
 SITE LAYOUT PLAN

SCALE	PAPER SIZE	DATE	DRAWN BY
1:200	A3	03.04.23	PR

DRAWING N°	REVISION
078.03.54.01.SK06	H

CAD REF. sk09F.dwg