



Orbis 9000, Westcott Venture Park, Aylesbury, HP18 0XB

**To Let | 7,706 to 14,219 sq ft**

PREMIUM INDUSTRIAL UNITS TO LET - COMPLETING Q1 2026



## Orbis 9000, Westcott Venture Park, Aylesbury, HP18 0XB

### TO LET

#### Summary

- Size: 7,706 to 14,219 sq ft
- Rent: Rent on application
- Rates payable: To be confirmed

#### Further information

- [View details on our website](#)
- [Microsite](#)

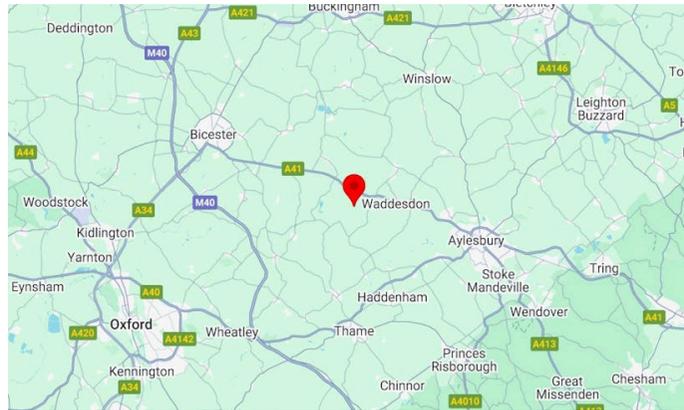
#### Viewings and Further Information



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jg@chandlergarvey.com



#### Description

Orbis 9000 is a Brand New Premium Industrial / Warehouse Units to Let, Westcott Venture Park near Aylesbury.

6 industrial units form part of Phase 3 of the new development at Plot 9000 which includes the Skylark, a brand new restaurant and office facility for the park.

Two terraces of industrial units with an eaves height of 8m to the underside of the haunch can be combined. The units are available to pre-let and during the construction phase, fully fitted first floors can be added.

Benefits include; Floor loading of 30 kN/m<sup>2</sup>; 4.5m high electric loading doors; First floors to units 2&5 only of concrete construction; 3 phase electricity; Parking and electric vehicle chargers on site; Adjacent to The Skylark - restaurant and office facility; Ability to combine units.

Westcott sits at the heart of a vibrant technology hub, with easy access to Bicester, Thame and Aylesbury.



The business park is home to over 80 companies, employing over 600 staff with major occupiers including: FedEx, Nammo, Olleco, Green Retreats, Ecopac, Mobile Mini, Total Carbide, Portakabin and Bucks Recycling.

Construction due to start in September 2025 with completion in Q1 2026.

#### Location

Westcott Venture Park 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.

#### Terms

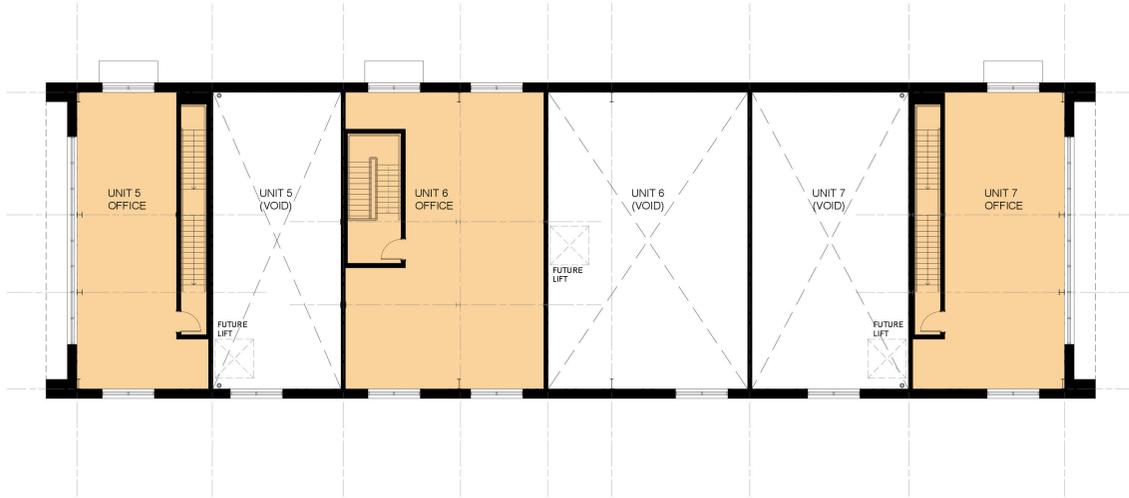
The units are available to pre-let on an Agreement for Lease basis, with practical completion due in Q1 2026.

## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Unit - Unit 2	6,157	572	Available
Unit - Unit 3	4,596	426.98	Available
Unit - Unit 4	3,466	322	Available
Unit - Unit 5	2,734	254	Available
Unit - Unit 6	2,798	259.94	Available
Unit - Unit 7	2,174	201.97	Available
<b>Total</b>	<b>21,925</b>	<b>2,036.89</b>	

# Floor plan



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Figured dimensions only are to be used. All dimensions to be checked on-site. Differences between existing and proposed drawings are indicated in red or blue or quantities in red or blue in the PRC Group.

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Revisions: \_\_\_\_\_ Drawn/Chkd: \_\_\_\_\_ Date: \_\_\_\_\_

GIA			
	Grnd (m²)	First (m²)	Total (m² / ft²)
5.	170	84	254 / 2,734
6.	260	128	388 / 4,176
7.	202	97	299 / 3,218
T	632	309	941 / 10,128

GEA			
	Grnd (m²)	First (m²)	Total (m² / ft²)
5.	191	101	292 / 3,143
6.	279	140	419 / 4,510
7.	224	115	339 / 3,648
T	694	356	1,050 / 11,301

Client:  
PATRIZIA PROPERTY  
INVESTMENT MANAGEMENT



Project:  
WESTCOTT VENTURE PARK  
PHASE 3

12 Warren Yard,  
Warren Park,  
Mill Hill,  
Walsley,  
0118 215 244

info@prcgroup.com  
www.prcgroup.com

Drawing Title:  
INDICATIVE FLOOR PLANS  
UNITS 5-7  
PHASE 3

Architecture

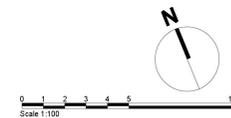
Scale @ A1: 1:100  
Discipline: ME  
Date: JAN 25

Planning  
Master Planning  
Urban Design  
Landscape

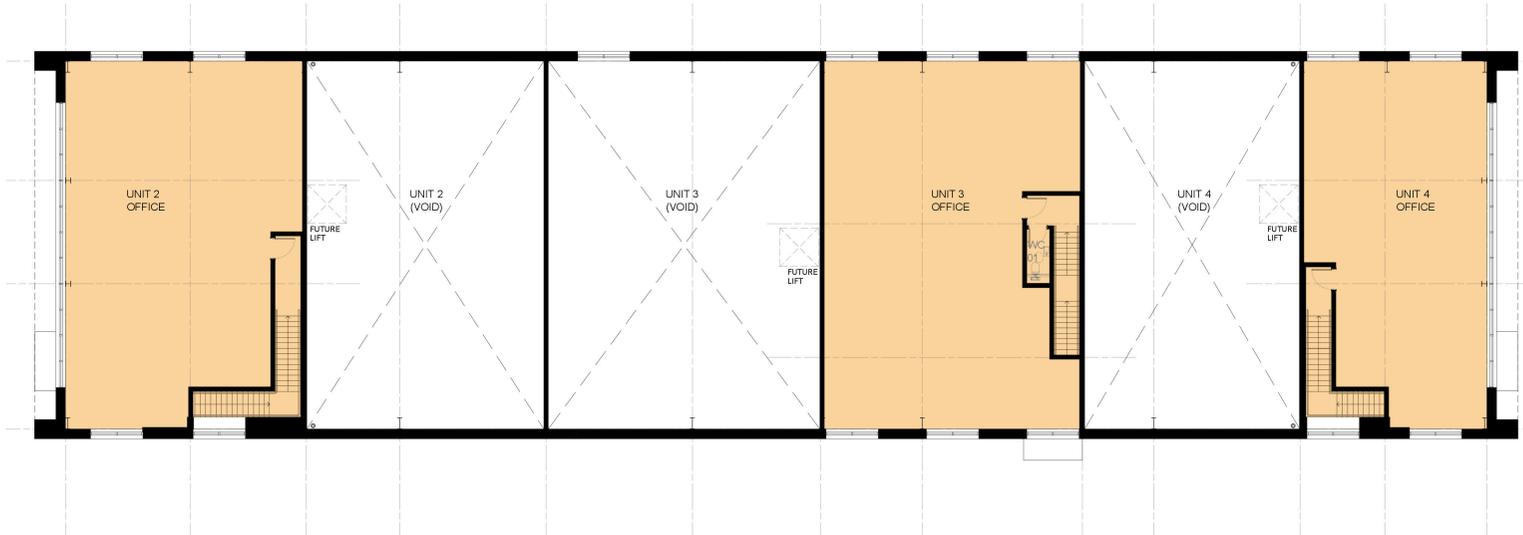
Job No: 11694  
Stage: PL 011

Issue Status:  
Construction  Preliminary   
Information  Approval   
Tender  Working   
Minor Revisions   
Withdraw

PRC Architecture & Planning



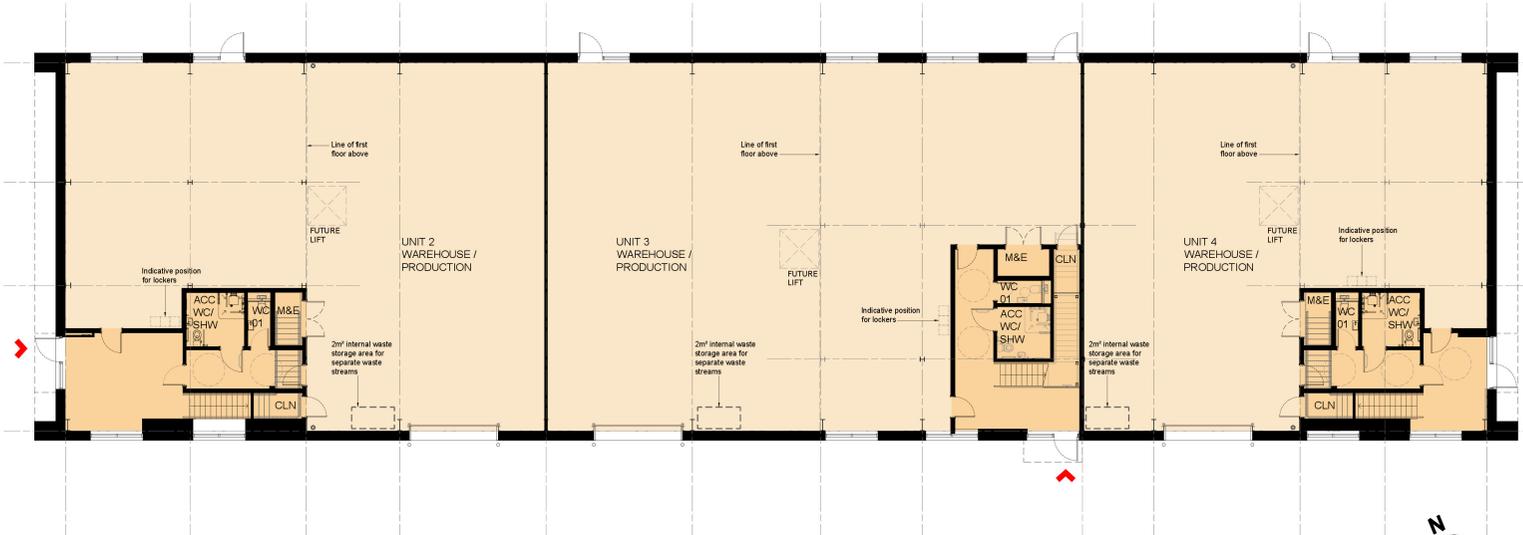
# Floor plan



FIRST FLOOR PLAN

Figured dimensions only are to be used. All dimensions to be checked on-site. Differences between existing and proposed drawings are specified in notes or schedules or reported to the PRC Client.  
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 Revisions: \_\_\_\_\_ Drawn/Chd: \_\_\_\_\_ Date: \_\_\_\_\_

GIA			
	Grnd (m²)	First (m²)	Total (m² / ft²)
2	383	189	572 / 6,157
3	427	205	632 / 6,802
4	322	146	468 / 5,037
T	1,132	540	1,672 / 17,997



GROUND FLOOR PLAN

GEA			
	Grnd (m²)	First (m²)	Total (m² / ft²)
2	415	213	628 / 6,780
3	452	221	673 / 7,244
4	350	168	518 / 5,575
T	1,217	602	1,819 / 19,579

Client: PATRIZIA PROPERTY INVESTMENT MANAGEMENT  
 Project: WESTCOTT VENTURE PARK PHASE 3  
 Drawing Title: INDICATIVE FLOOR PLANS UNITS 2-4  
 12 Warren York, Westcott Park, Milton Keynes, MK12 2PW, 01908 552 244, info@prcgroup.com, www.prcgroup.com



Architecture Planning  
 Scale @ A1: 1:100  
 Created by: ME  
 Date: JAN 25  
 Stage: PL 010  
 Rev: \_\_\_\_\_  
 Landscape

Issue Status:  
 Construction  Preliminary  Working  
 Information  Approval  MEP layout  
 Tender   Window

PRC Architecture & Planning

