

Detailed planning permission in place – ready for immediate start.



westcott

PLOT 4000

WESTCOTT VENTURE PARK

A new 25,700 sq ft Light Industrial/Hi-Tech building with detailed planning permission available by way of a pre-leasing agreement.

Computer generated image

Discover Buckinghamshire's largest business park.

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

The 650 acre business park is home to over 80 companies, employing over 600 staff with major occupiers including: Reaction Engines, Olleco, Green Retreats, Ecopac, Mobile Mini, FedEx, Total Carbide, Portakabin, Nammo and Bucks Recycling.

Security

Your business is protected by CCTV cameras, vehicle barriers, Automatic Number Plate Recognition, a 9-mile security fence and a 24/7 guarded gatehouse.

Amenities

Westcott offers a range of amenities to meet the needs of your people and visitors including meeting facilities and the welcoming shop and café.

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The Opportunity

Plot 4000 is a very prominent site being centrally located at the head of the main access road at the heart of the Park. Detailed planning permission has been granted for an impressive new Light Industrial building totalling 25,700 sq ft.

The building is available by way of a pre-leasing agreement and would be ready for occupation within 9 months of commitment by the occupier.

Accommodation

Ground floor:	23,030 sq ft
First floor office:	2,670 sq ft

Measured to GIA

Specification

- Portal frame construction
- Concrete floor with 40Kn/m² load capacity
- Insulated steel wall cladding
- Insulated roof with 15% roof lights
- Eaves height of 8m
- Three-phase electricity supply
- 2 x level access doors
- 1 x dock loading door

First Floor Specification

Decorated Entrance Lobby & First Floor offices fitted out with suspended ceilings, LED lighting, perimeter trunking & carpeting

Terms

Available by way of pre-lease on terms to be agreed. Further information available upon request. All terms are exclusive of VAT.



There's nowhere quite like Westcott.

With a vibrant history, well-connected location and an impressive reputation for innovation - Westcott is a secret worth discovering.

www.WestcottVP.com

Travel distances:

J9 M40: 11 miles
Aylesbury: 7 miles
Bicester: 9 miles
Oxford: 20 miles
Milton Keynes: 21 miles
Central London: 49 miles
Heathrow Airport: 48 miles

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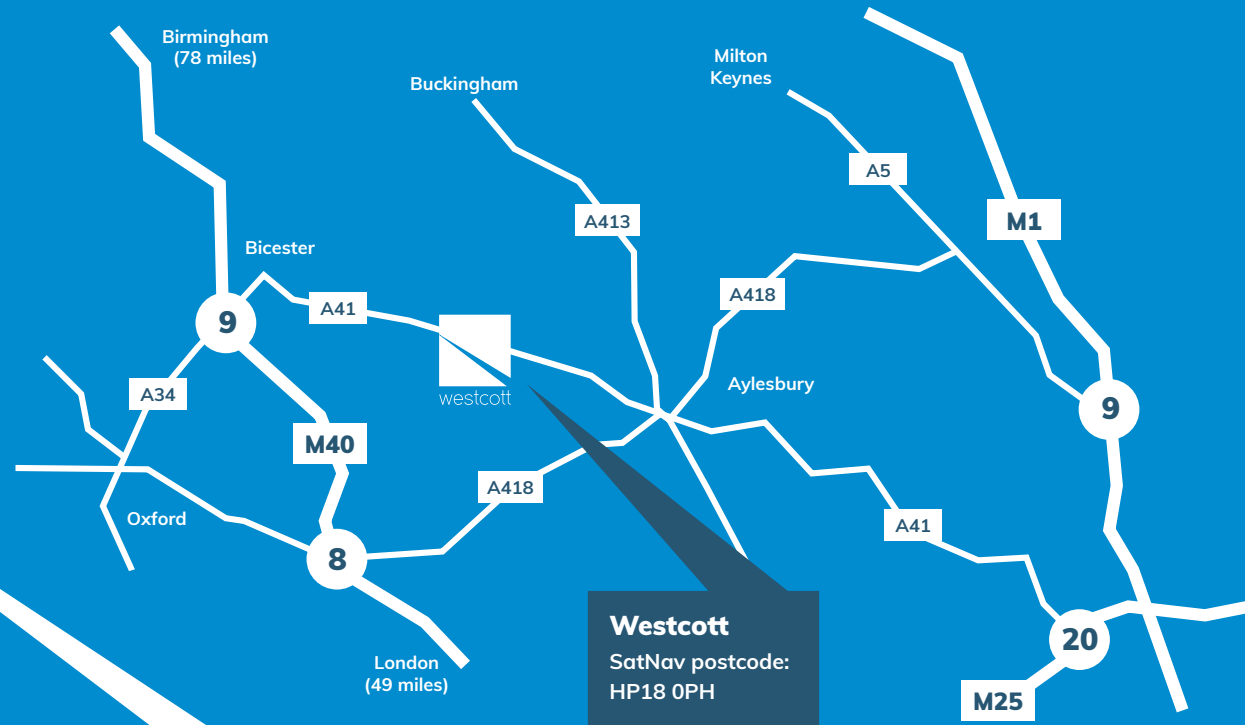
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