



BUILDING 4000

WESTCOTT VENTURE PARK

Unit C comprising 11,225 sq ft of new high-tech space.

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
- 13.3% office content over ground and first floors



The Opportunity

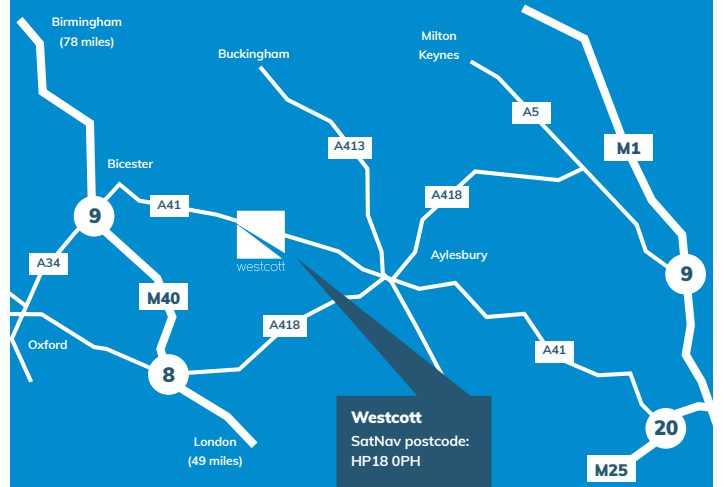
This impressive new high-tech building is centrally located at the junction of Wellington Drive and Avenue A. Units A and B are occupied by the Satellite Applications Catapult for the In Orbit Space Manufacturing Facility and the Healthy Living Laboratory. Interest is sought for Unit C, comprising 11,225 sq ft of this 26,785 sq ft development.

Westcott is home to a growing nucleus of space-related companies developing new innovative technologies in rocket propulsion, 5G communications and autonomous systems. These companies are part of the Westcott Space Cluster and are based across a number of buildings including the National Space Propulsion Test Facility, the Westcott Innovation Centre, the Westcott Incubation Centre and the Westcott Future Networks Development Centre.

Westcott sits at the heart of a vibrant technology hub, with easy access to Bicester, Thame and Aylesbury. The 650 acre business park is occupied by over 90 companies, employing over 900 staff with major occupiers including: OneWeb, BAe Systems, Airbus and Nammo UK.



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



Travel distances:

Direct access from the A41
J9 M40: 11 miles
Aylesbury: 7 miles
Bicester: 9 miles

Oxford: 20 miles
Milton Keynes: 21 miles
Heathrow Airport: 48 miles
Central London: 49 miles

Accommodation

Unit C

Ground floor:	10,225 sq ft
First floor offices:	1,000 sq ft
Total GIA:	11,225 sq ft

Measured to GIA

Tenure

New lease available, rent upon application.

Security

Westcott Venture Park is protected by CCTV cameras, vehicle barriers, Automatic Number Plate Recognition, a 9-mile security fence and a 24/7 manned gatehouse.

Amenities

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

Sustainability

EPC A

Approximately 30% of the energy consumed at Westcott is supplied, on site, by the Westcott Solar Park.

Tree planting, wildlife protection and ecology are prioritised at Westcott.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Commercial agents

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