

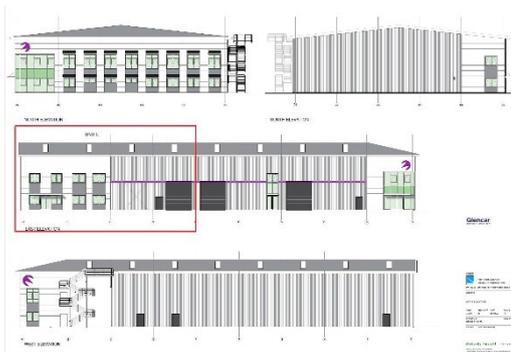
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TO LET MODERN WAREHOUSE WITH FIRST FLOOR OFFICE

BUILDING 4000, UNIT C
WESTCOTT VENTURE PARK
AYLESBURY HP18 0XB



In Brief

- Ground floor warehouse
- Ground floor office with reception and boardroom
- Eaves height of 8m
- Concrete floor with 40Kn/m2 load capacity
- LED lighting in offices
- EPC A(24)

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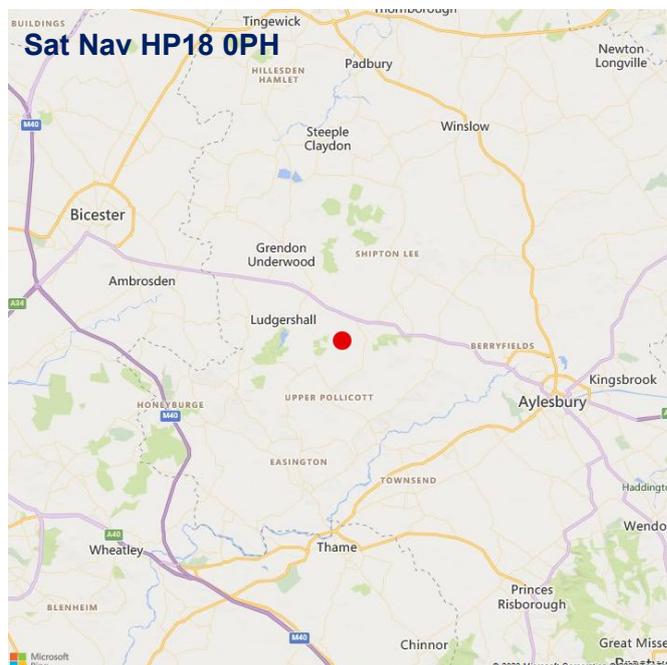
Location

Building 4000 is a very prominent site being centrally located at the head of the main access road at the heart of the Park. Westcott Venture Park fronts the A41 between Aylesbury and Bicester. The A41 provides a link to the M40/A34 (J9) at Bicester to the west and the M25 (J20) to the east.

Description

Modern warehouse of 11,225 sq ft available to let on Westcott Venture Park, an established business park close to the A41, completed in 2022.

Light Industrial/Hi-Tech building of steel portal frame construction, benefitting from a concrete floor, insulated roof with 15% roof lights, eaves height of 8m, 3 phase electricity and first floor offices fitted out with LED lighting and perimeter trunking.



The ground floor benefits from a reception / office area, WC and boardroom, plus small storage rooms accessed from the warehouse. The first floor provides an open plan office with kitchen.

Additional information

Legal Costs

Each party to bear their own costs

Value Added Tax

All terms quoted are exclusive of VAT where payable

EPC A (24)

Business Rates

£36,352 p/a 2023

Rent

£13.50 psf

Property Type

Industrial

Service Charge

£1.20 psf

Enquiries (Bidwells)

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