



# PLOT 1030

## WESTCOTT VENTURE PARK

Planning permission has been granted for a new 8,120 – 16,240 sq ft (754 – 1,508 sq m) industrial development.

Computer generated image

### Specification

- Portal frame construction
- 40 kN/sq m loading
- Insulated steel wall cladding and lights
- Eaves height 7.2m
- 3-phase electrics
- Electric roller shutter doors
- Offices at first floor
- Disabled WC
- Set within picturesque natural countryside



## The Opportunity

Interest is sought for all or part of this light industrial development of up to 16,240 sq ft. that could be available for occupation within nine months of the agreement of terms. The unit is situated at the very eastern end of the Park and overlooks a mature water feature with only trees, farmland and Ashendon Hills beyond.

Facilities on site include 24-hour security, a café and 88 other businesses who may either provide custom or assist with your well-being including craftsmen, hauliers and manufacturers.

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

The 650 acre 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.



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 1

Ground floor: 7,000 sq ft  
 First floor offices (per unit): 1,120 sq ft

### Unit 2

Ground floor: 7,000 sq ft  
 First floor offices (per unit): 1,120 sq ft

**Total** 16,240 sq ft

*Measured to GIA*

## 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 café.

## Tenure

New lease available, rent upon application.

## Legal Costs

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

## Commercial agents

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