

westcott

Space and security for  
sustainable growth

## 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'.

Covering 650 acres there is space for warehousing, office and manufacturing companies to co-locate with specialists across many sectors, creating a vibrant community with regular networking and business events on the Park. 75 acres of land within the Park has Enterprise Zone status.

Westcott offers a range of industrial, warehouse and office space with units from 120 sq ft -30,000 sq ft and design and build opportunities for buildings between 10,000 sq ft to 50,000 sq ft.

It 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.



## At Westcott we provide space and security for sustainable growth.

### Building a vibrant community

A big part of the Westcott message is collaboration, with over 80 companies based at the Park many doing business with each other. We are committed to building a positive, collaborative eco system which will attract likeminded companies and individuals to develop their ideas.

Companies based at Westcott work within the following sectors: Automotive, Creative, Distribution, Engineering, Environment/Sustainability, Manufacturing, Space and Rocketry, Support Services and Technology.

### Sustainability

Westcott is a place where sustainability is a commitment, and not an aspiration, so it's perhaps no surprise that we have plans in place to become the UK's first carbon-negative business park.

### Vision

Our vision is to be recognised by innovators worldwide as a UK Centre of Excellence for Global Technology.



## Enterprise Zone and Space Cluster

Westcott forms part of the Aylesbury Vale Enterprise Zone with 75 acres of designated land. This entitles qualifying companies to business rate discounts of up to £55,000 per year for five years.

The Westcott Space Cluster is located in the Enterprise Zone of the Park and is home to a growing number of space related companies developing new innovative technologies in rocket propulsion, 5G communications and autonomous systems.



## Availability

Westcott has a diverse range of accommodation including start up incubation space, offices, industrial, warehousing, specialist R&D and facilities for rocket testing. It is a place for businesses to secure their future within a community of technology innovators and in a location that offers unrivalled security and space to grow.

## 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.

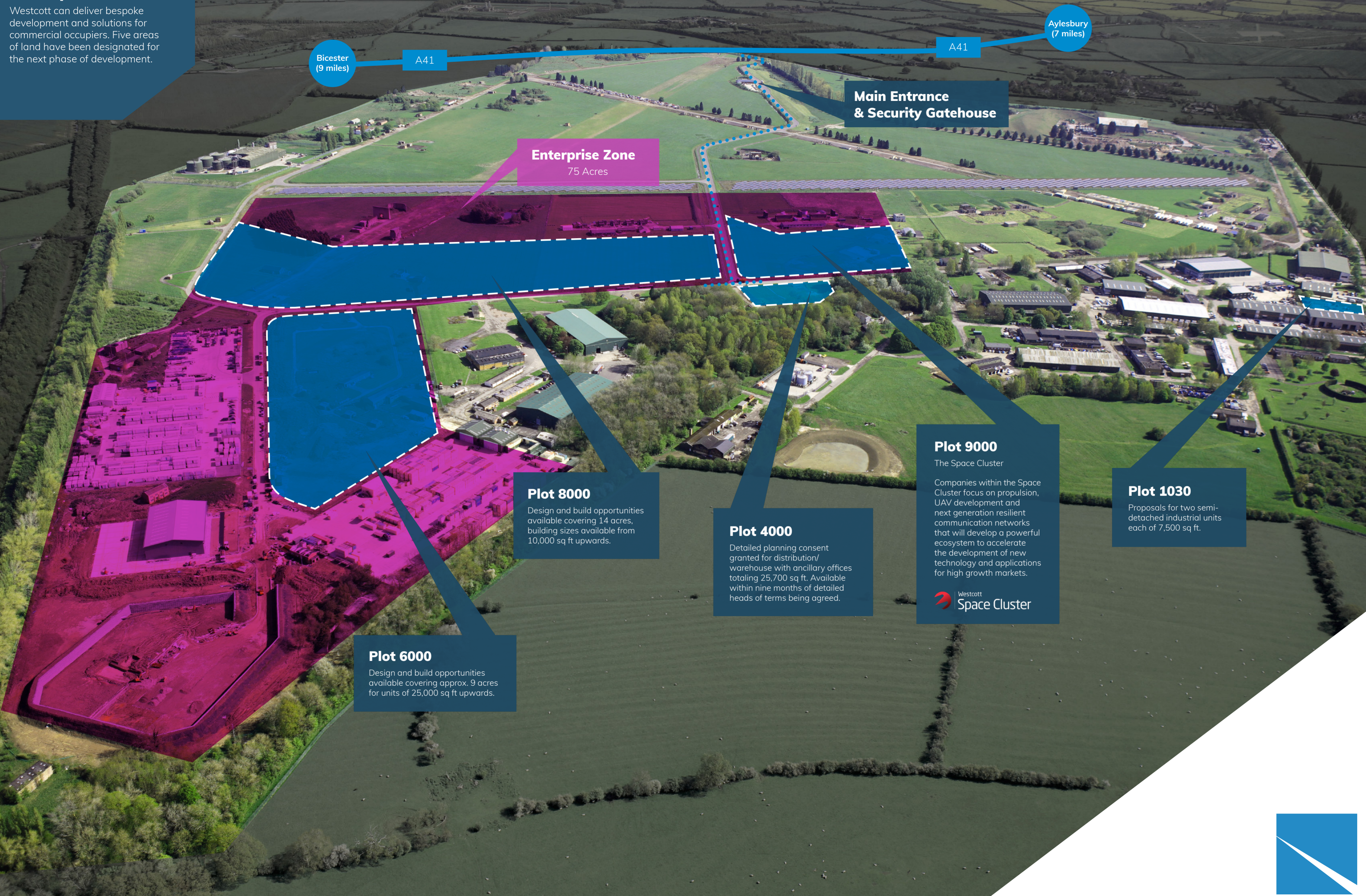
## History

Westcott is a name that stands for rocket propulsion engineering for missiles, launchers and satellites. Our proud heritage continues to grow as a development and testing zone for some of the world's most exciting aerospace and propulsion technology pioneers.



## Development areas

Westcott can deliver bespoke development and solutions for commercial occupiers. Five areas of land have been designated for the next phase of development.



Bicester  
(9 miles)

A41

A41

Aylesbury  
(7 miles)

**Main Entrance  
& Security Gatehouse**

**Enterprise Zone**  
75 Acres

**Plot 8000**  
Design and build opportunities available covering 14 acres, building sizes available from 10,000 sq ft upwards.

**Plot 4000**  
Detailed planning consent granted for distribution/warehouse with ancillary offices totaling 25,700 sq ft. Available within nine months of detailed heads of terms being agreed.

**Plot 6000**  
Design and build opportunities available covering approx. 9 acres for units of 25,000 sq ft upwards.

**Plot 9000**  
The Space Cluster  
Companies within the Space Cluster focus on propulsion, UAV development and next generation resilient communication networks that will develop a powerful ecosystem to accelerate the development of new technology and applications for high growth markets.  


**Plot 1030**  
Proposals for two semi-detached industrial units each of 7,500 sq ft.

# 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](http://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

## Commercial agents

### Robert Beatson

Bidwells

+44 (0)7976 590 996

[robert.beatson@bidwells.co.uk](mailto:robert.beatson@bidwells.co.uk)

### Alan Chandler

Chandler Garvey

+44 (0)7831 372 711

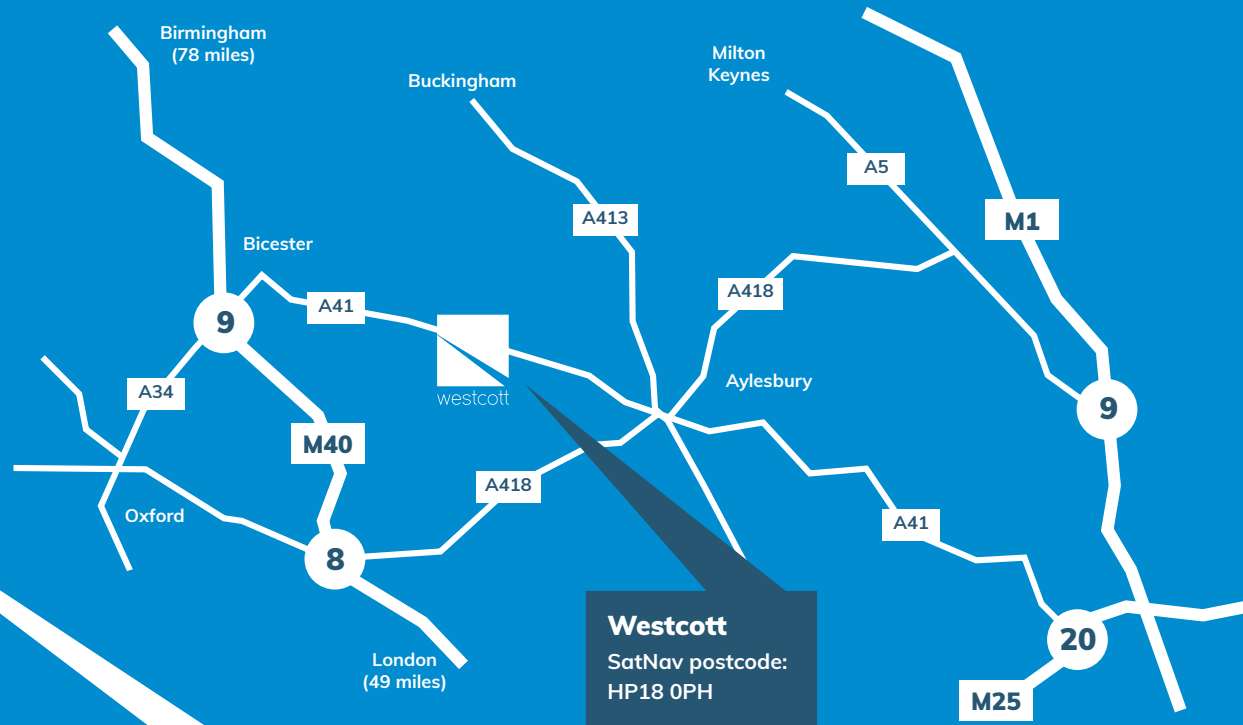
[ac@chandlergarvey.com](mailto:ac@chandlergarvey.com)

### Kevin Wood

Lambert Smith Hampton

+44 (0)7900 584 150

[kwood@lsh.co.uk](mailto:kwood@lsh.co.uk)



Important information The agents give notice that (i) the particulars are set out as a general outline for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make any representation or warranty whatever in relation to this property. June 2019.

