

01296 398 383

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AYLESBURY

CENTURY COURT, WESTCOTT VENTURE PARK, HP18 0NX

TO LET

2,050 SQ FT TO 6,125 SQ FT (190.45 SQ M TO 569 SQ M)

INDUSTRIAL UNITS



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High Wycombe
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Slough
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Location

Westcott Venture Park fronts the M41 between Aylesbury and Bicester. The A41 provides a link to the M40/A34 (junction 9) at Bicester to the west and to the M25 (junction 20) to the east.

The park serves businesses throughout Buckinghamshire and Oxfordshire being equidistant between Oxford and Milton Keynes.

Aylesbury is the County Town of Buckinghamshire and is well located, lying approximately 44 miles north west of London, 26 miles east of Oxford, 22 miles west of Luton and 18 miles north west of Hemel Hempstead.

The town has good road communications, being positioned between the M1 and M40, and some 20 miles north of the M25 motorway via the A41 at Kings Langley. Aylesbury has a direct and frequent rail service to London Marylebone with a journey time of approximately 55 minutes.

There are substantial road improvements planned which will improve the location strategically.

Description

The properties provide two terraces of new industrial/warehouse units benefiting from the following specification.

Specification

- Portal frame construction
- Concrete floor with 40Kn/m² load capacity
- Insulated steel wall cladding
- Insulated roof with 15 roof lights
- Eaves height 6m to 7.2m
- 3 phase electrics
- Electric roller shutter doors
- Office
- Disabled WC accommodation
- Yard space available by separate negotiation.

Accommodation

Unit 1 UNDER OFFER		Unit 6	
Unit 2	2,050 sq ft	Unit 7	
Unit 3	2,050 sq ft	Unit 8	4,500 sq ft
Unit 4 UNDER OFFER		Unit 9	5,500 sq ft
Unit 5		Unit 10	6,125 sq ft

Lease

Units are available on new full repairing and insuring leases for a term of 5 years at a rental of £7.50 per sq ft.

Legal Costs

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

Viewing

Strictly by appointment through the sole agents Chandler Garvey.

Ref: Alan Chandler

Tel: 01296 398383

Email: ac@chandlergarvey.com

Peter Bridgman

Brown & Lee Clifford Billings

Tel 01296 420637

Lambert Smith Hampton

01865 200244

SUBJECT TO CONTRACT January 2016

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