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AYLESBURY

HANGAR 3, WESTCOTT VENTURE PARK, HP18 0NX

TO LET

29,503 SQ FT (2,740.83 SQ M)

REFURBISHED INDUSTRIAL UNIT



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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 property provides a refurbished industrial unit benefiting from the following amenities.

Amenities

- On site security
- On site management
- Café and shop
- Driversgrest room
- Meeting room
- Regular bus service between Aylesbury & Bicester via Westcott Venture Park.

Specification

- · Approximately 8m eaves height
- Common free space
- Good access via 2 loading doors
- Internal offices
- WC accommodation
- Good on-site car parking

Accommodation

Warehouse	27,903 sq ft	
Internal Offices/ WC	1,600 sq ft	
TOTAL	29,503 sq ft	

Lease

The property is available on a new full repairing and insuring lease further details upon application.

Legal Costs

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

Viewing

Strictly by appointment through the joint sole agents Chandler Garvey.

Ref: Alan Chandler Peter Bridgman Lambert Smith Hampton

Tel: 01296 398383 Brown & Lee Clifford Billings 01865 200244

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SUBJECT TO CONTRACT January 2016

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