



PLOT 4000

WESTCOTT VENTURE PARK

Detailed planning permission in place - ready for immediate start



computer generated image

A new 25,700 sq ft Light Industrial/Hi-Tech building with detailed planning permission available by way of a pre-leasing agreement



Westcott Venture Park

Westcott Venture Park has a strong heritage in the space and aerospace industry, having been a rocket engine test site for over 50 years. Today there is a core of occupiers in the Rocket Research and precision engineering sector as well as a newly established Space Cluster all adding to the growing innovation and light industry community on site.

Westcott is home to over 90 companies including Nammo, BAe Systems, Airbus, FedEx Portakabin and Reaction Engines.

The Park is owned and managed by Patrizia Property Investment Managers, one of Europe's largest real estate fund managers. Patrizia have invested heavily in the park in recent years, adding substantial infrastructure, amenity and buildings through both speculative and pre-let development. A dedicated programme of capital investment into further infrastructure and amenity improvements is in place for the future.



PLOT 4000

The Opportunity

Plot 4000 is a very prominent site being centrally located at the head of the main access road at the heart of the Park. Detailed planning permission has been granted for an impressive new Light Industrial building totalling 25,700 sq ft.

The building is available by way of a pre-leasing agreement and would be ready for occupation within 9 months of commitment by the occupier.

Accommodation

Ground floor:	23,030 sq ft
First floor office:	2,670 sq ft

Measured to GIA

Specification

- Portal frame construction
- Concrete floor with 40Kn/m² load capacity
- Insulated steel wall cladding
- Insulated roof with 15% roof lights
- Eaves height of 8m
- Three-phase electricity supply
- 2 x level access doors
- 1 x dock loading door

First Floor Specification

- Decorated Entrance Lobby & First Floor offices fitted out with suspended ceilings, LED lighting, perimeter trunking & carpeting

Terms

Available by way of pre-lease on terms to be agreed. Further information available upon request. All terms are exclusive of VAT.



← To Bicester/M40

A41

To Aylesbury →



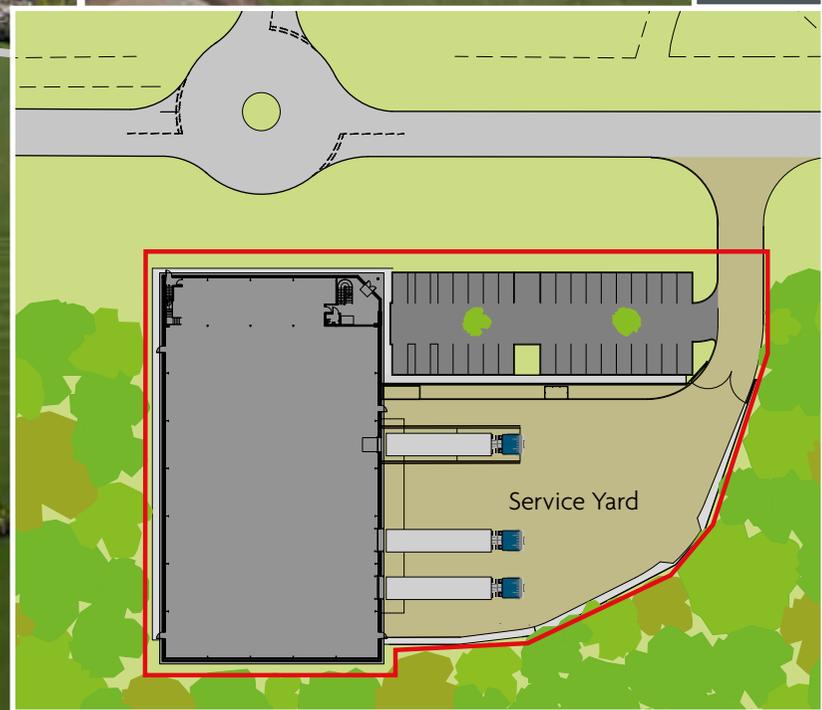
Westcott Venture Park

Main Entrance Security

PLOT
4000

New rocket testing facility

A new 25,700 sq ft Light Industrial/Hi-Tech building.



Amenities

Security – Entrance to the Park is controlled 24/7 by a dedicated security team with barriers and Automatic Number Plate Recognition. The Park is contained within a 9 mile security fence and has a comprehensive network of CCTV cameras monitored by our security team.

On Site Management – The guardhouse forms part of a management complex at the entrance to the Park where the security guards and on site team can offer assistance to all Park occupiers and their visitors.

Deli Café – There is a shop and café providing a valuable and friendly service to all Park users on weekdays during normal working hours.

Drivers Restroom – Based at the guardhouse this is an invaluable and well used facility for long haul drivers visiting the site and is available at all hours at no cost.

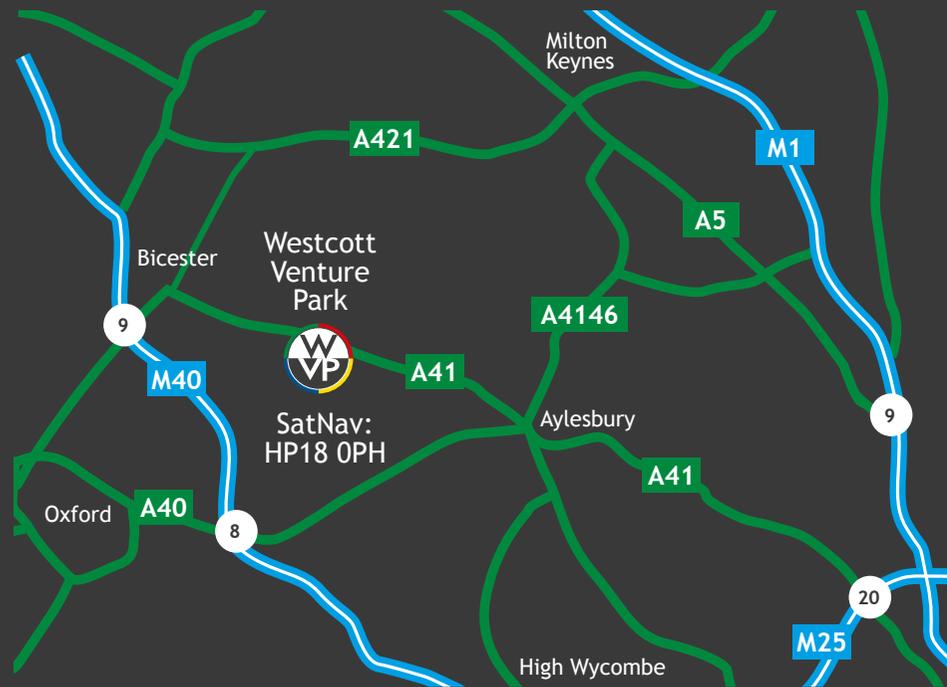
Meeting Room – Within the management suite there is a meeting room facility and adjacent kitchen which can be booked at no cost by occupiers on the Park.



Location

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

Aylesbury Vale Parkway	5 miles
Aylesbury	7 miles
Bicester	9 miles
Bicester North	10 miles
J9 M40	11 miles
J20 M25	28 miles
Oxford	20 miles
Milton Keynes	21 miles
Central London	49 miles
Birmingham	78 miles



westcottventurepark.com

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