



New Industrial / Business Units, Building 426, Westcott Venture Park, Aylesbury,

HP18 0XB

**To Let | 950 to 3,800 sq ft**

NEW INDUSTRIAL / BUSINESS UNITS TO LET



## New Industrial / Business Units, Building 426, Westcott Venture Park, Aylesbury, HP18 0XB

### TO LET

#### Summary

- Size: 950 to 3,800 sq ft
- Rent: £16.50 per sq ft
- Rates payable: Under construction

#### Further information

- [View details on our website](#)
- [Microsite](#)

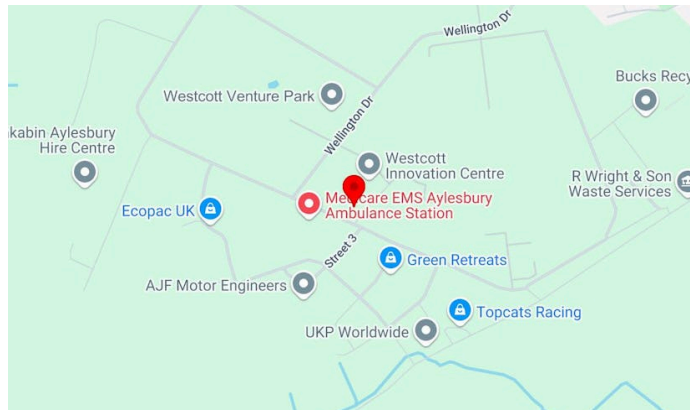
#### Viewings and Further Information



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01494 460258 | 07471996320  
jg@chandlergarvey.com



#### Description

Building 426 has planning permission approved to build a terrace of 4 industrial units, each with a roller shutter door and single person entrance. Each unit benefits from a disabled WC and tea point and would suit a variety of businesses under E Class.

Construction will start on site in January 2025 with an anticipated completion date in Summer 2025.

The units will be available on a new lease direct from the landlord, for a minimum period of 3 years.

#### Location

The buildings are located on the Westcott Venture Park which comprises a 650 acre business park fronting the A41. The A41 provides a link to the M40/A34 (Jct 9) at Bicester circa 15 miles to the west and to the M25 (Jct 20) circa 28 miles to the east. The closest town is Aylesbury (circa 8 miles), the county town of Buckinghamshire with a population of over 60,000 people, the largest in Aylesbury Vale.



Aylesbury is well served by both Aylesbury & Aylesbury Vale Parkway railway stations with direct services into London Marylebone & journey times of approximately 1 hour. London Luton Airport is located 40 miles away.

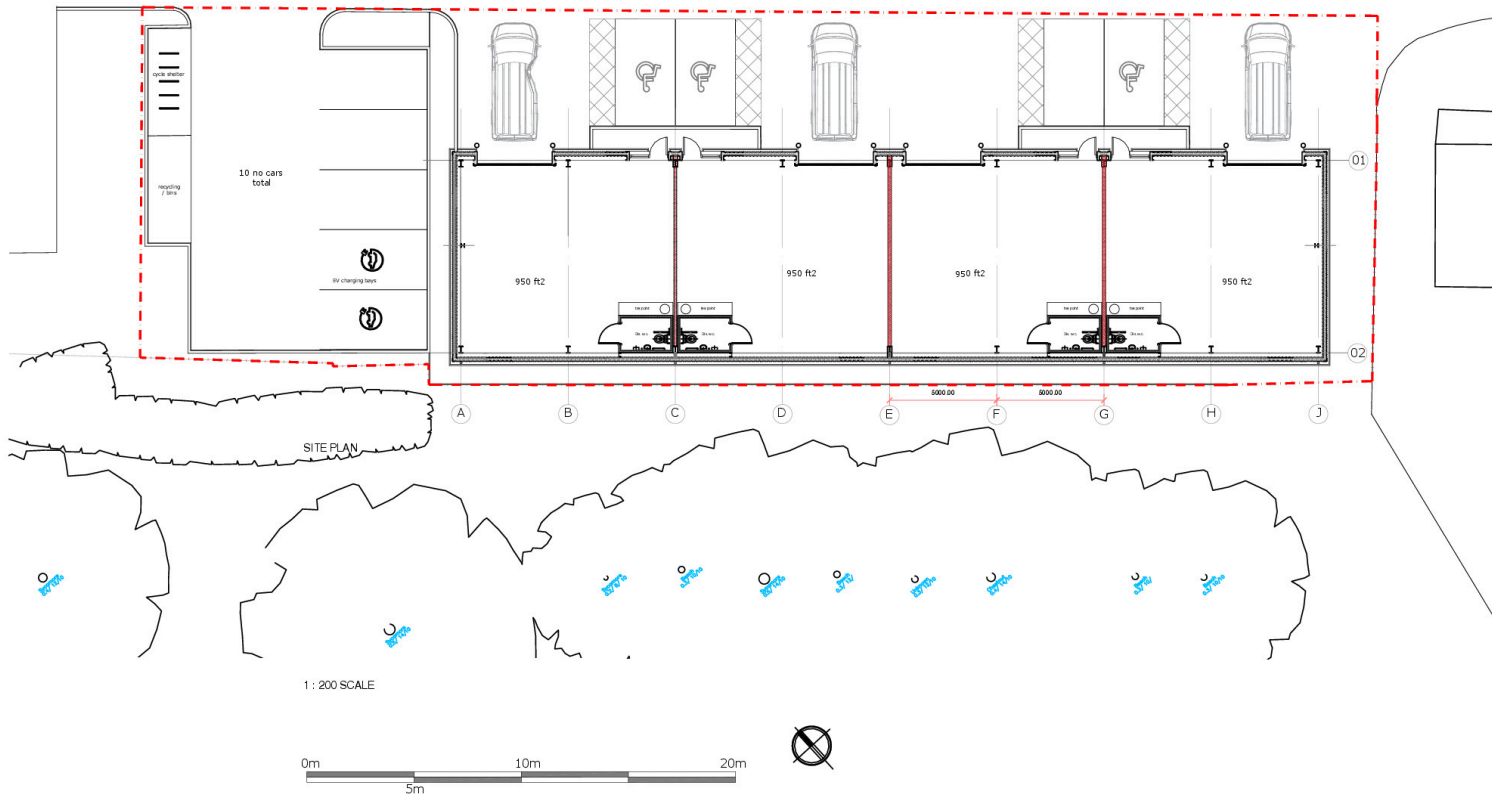
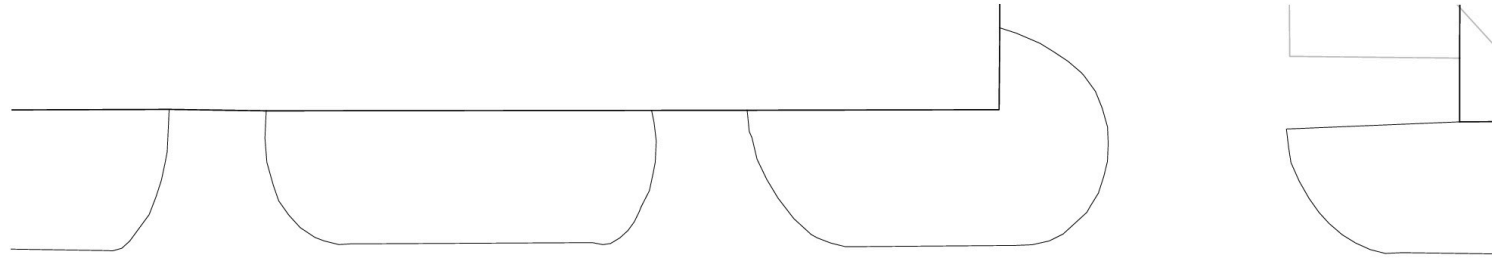
#### VAT

Applicable

#### Legal fees

Each party to bear their own costs

# Floor plan



Total floor area ground floor only 3,800ft2  
 Car parking 10 No spaces  
 Bucks CC requirement 1/40m2 or 9no spaces)

REVISIONS  
 F 14.08.23 Grid line added. RWP's added to floor plan  
 G 15.08.23 Parking bays amended to 2.8m wide

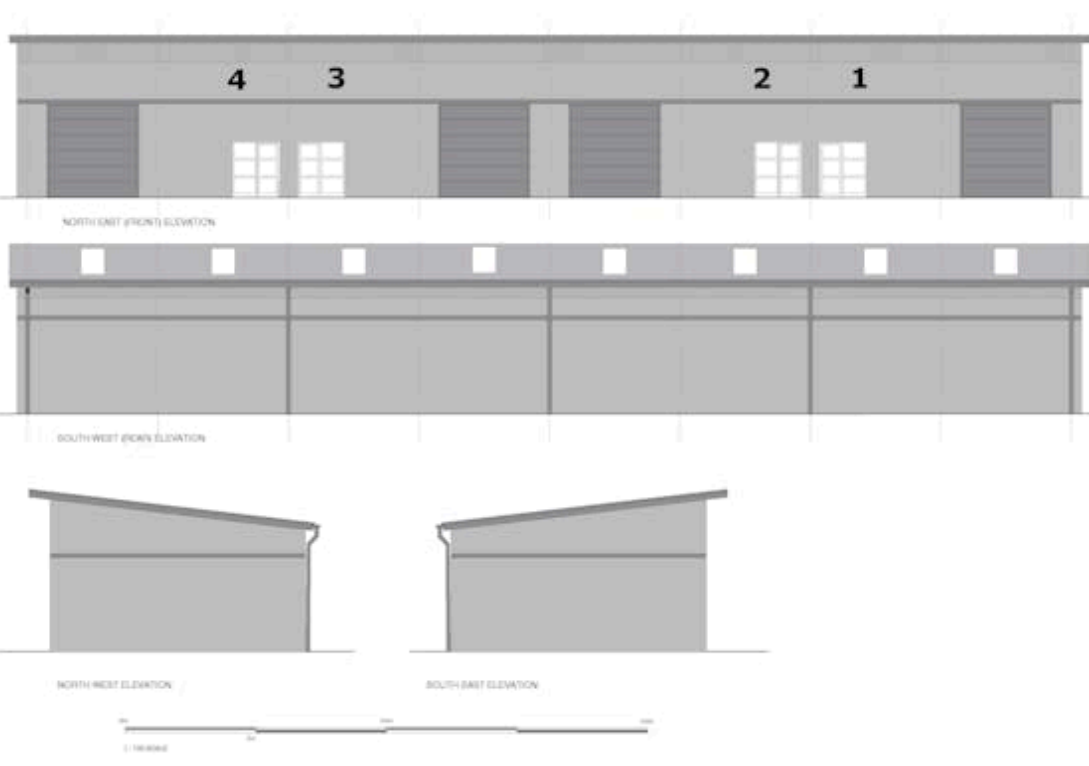
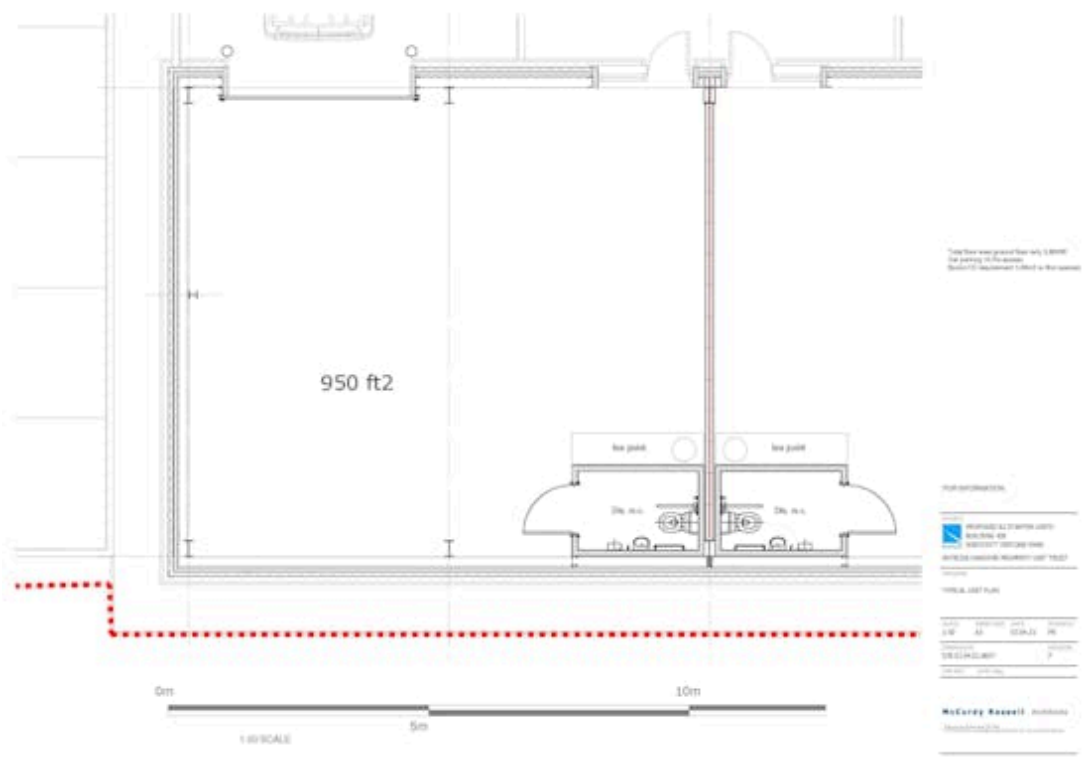
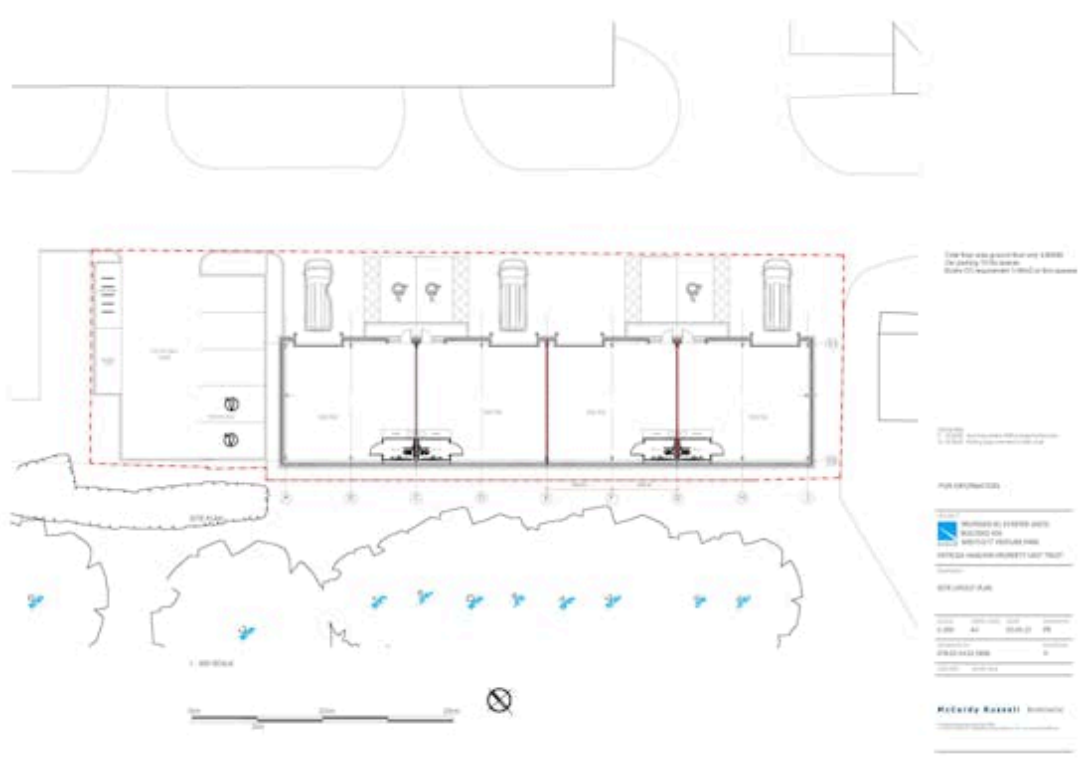
### FOR INFORMATION

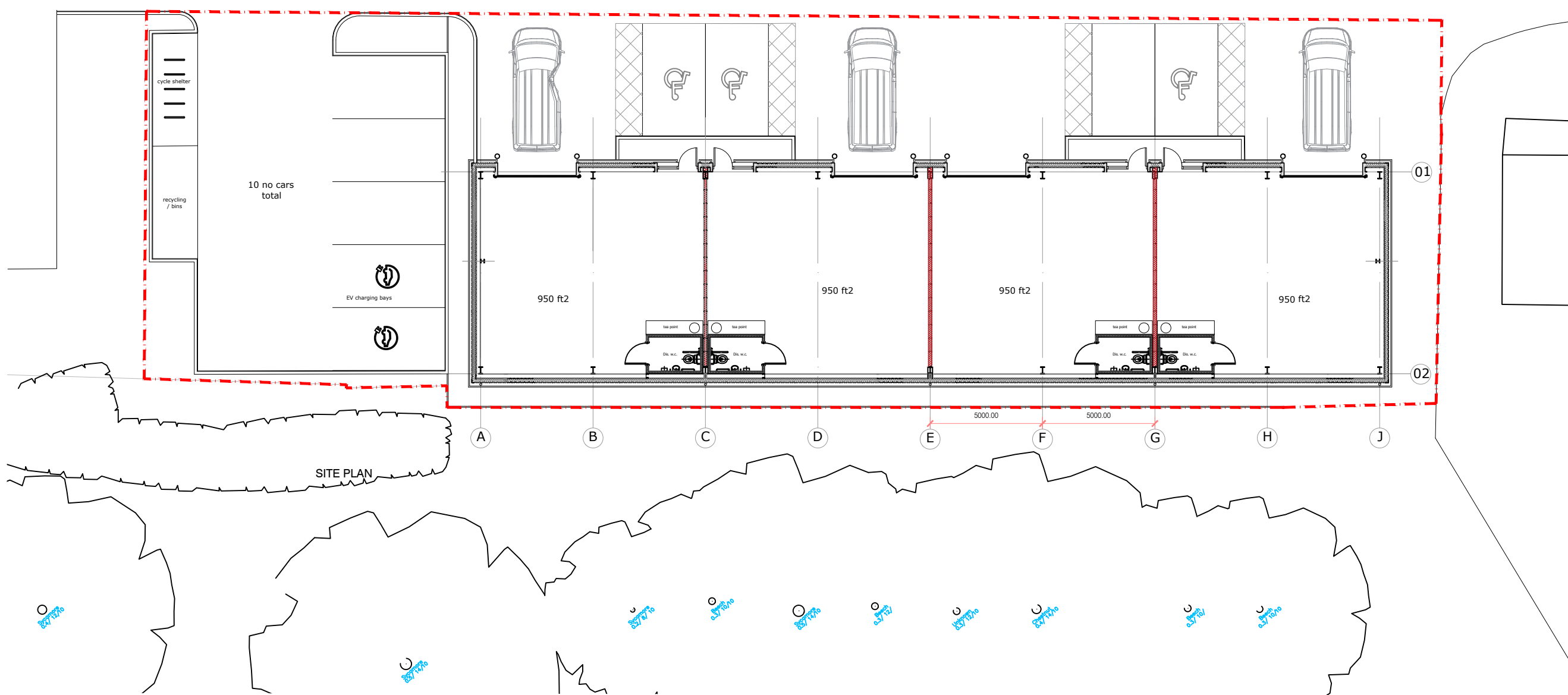
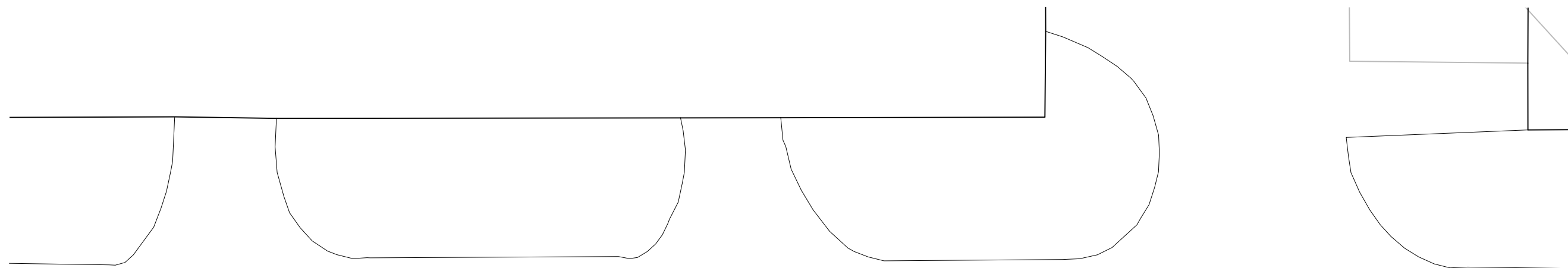
PROJECT			
PROPOSED B2 STARTER UNITS			
BUILDING 436			
WESTCOTT VENTURE PARK			
PATRIZIA HANOVER PROPERTY UNIT TRUST			
DRAWING			
SITE LAYOUT PLAN			
SCALE	PAPER SIZE	DATE	DRAWN BY
1:200	A3	03.04.23	FR
DRAWING No	REVISION		
078.03.54.01.SK06	H		
CAD REF.	sk-09F.dwg		

**McCurdy Russell** Architects

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FOR INFORMATION

PROJECT  
 PROPOSED B2 STARTER UNITS  
 BUILDING 426  
 WESTCOTT VENTURE PARK  
 PATRIZIA HANOVER PROPERTY UNIT TRUST

DRAWING  
 SITE LAYOUT PLAN

SCALE	PAPER SIZE	DATE	DRAWN BY
1:200	A3	03.04.23	PR

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