

07879 883886 or 07881 664483

bidwells.co.uk



TO LET MODERN WAREHOUSE

4,500 sq ft (418.06 sq m)

8 CENTURY COURT, WESTCOTT VENTURE PARK AYLESBURY HP18 0XB

In Brief

- Portal frame construction
- Concrete floor with 40Kn/load capacity
- Eaves height 6m – 7.2m
- Roof lights
- 3-phase electricity
- Electric roller shutter doors
- Ground floor office and WC accommodation
- NO MOTOR TRADE



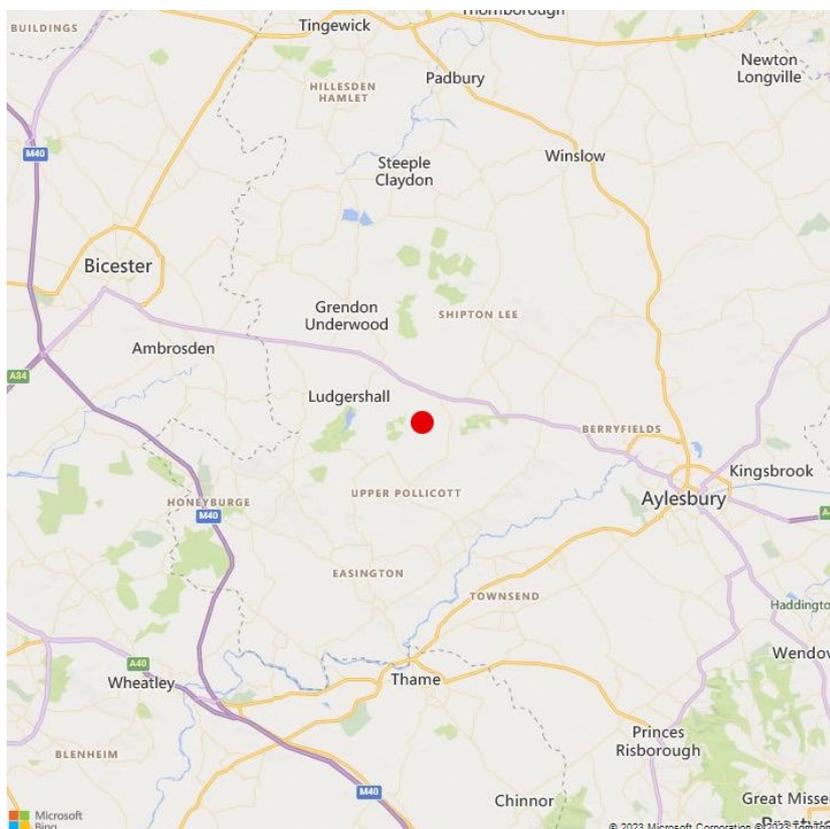
Location

Westcott Venture Park comprises a 650 acre business park fronting the A41, which 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). Building 1000 is located just off the main access road, between the newly constructed Building 4000 and Century Court. Westcott Venture Park fronts the A41 between Aylesbury and Bicester.

Description

Modern warehouse unit on Westcott Venture Park. Excellent forecourt parking and good road connections. Full height warehouse with electric roller shutter doors, ground floor office and WC facilities. 3 phase electrics, min. eaves height 6m.

New Lease available direct from the Landlord.



Sat Nav HP18 0XB

Additional information

Legal Costs

Each party to bear their own costs

Value Added Tax

All terms quoted are exclusive of VAT where payable

EPC B (46)

Rates Payable

£16,768 per annum (2023)

Rent

£13 per sq ft (plus service charge, insurance & VAT)

Property Type

Industrial

Enquiries (Bidwells)

Duncan May

07879 883886

duncan.may@bidwells.co.uk

George Brown

07881 664483

george.brown@bidwells.co.uk

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection.