



Plot 6035, Westcott Venture Park, Aylesbury, HP18 0XB

To Let | 2 Acres

DISCRETE, SECURE YARD - HARD STANDING

Plot 6035, Westcott Venture Park, Aylesbury, HP18 0XB

TO LET

Summary

- Size: 2 Acres
- Rent: £284,000 per annum Plus service charge, Insurance and VAT
- Rates payable: To be confirmed
- EPC: D (78)

Further information

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

Viewings and Further Information



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Description

2 acre secure site suitable for open storage.

Secure open storage with a 6m high gabion wall and fence. The site has utilities and a direct duct from the substation.

New Lease available direct from the Landlord.

Location

Westcott Venture Park fronts the M40 between Aylesbury and Bicester. the A41 provides a link to the M40/A34 (Jct9) at Bicester to the west and to the M25 (Jct20) to the east. The park serves businesses throughout Buckinghamshire and Oxfordshire being equidistant between Oxford and Milton Keynes.

Terms

The property is available on a new lease direct from the Landlord.

Money Laundering / Identity Checks

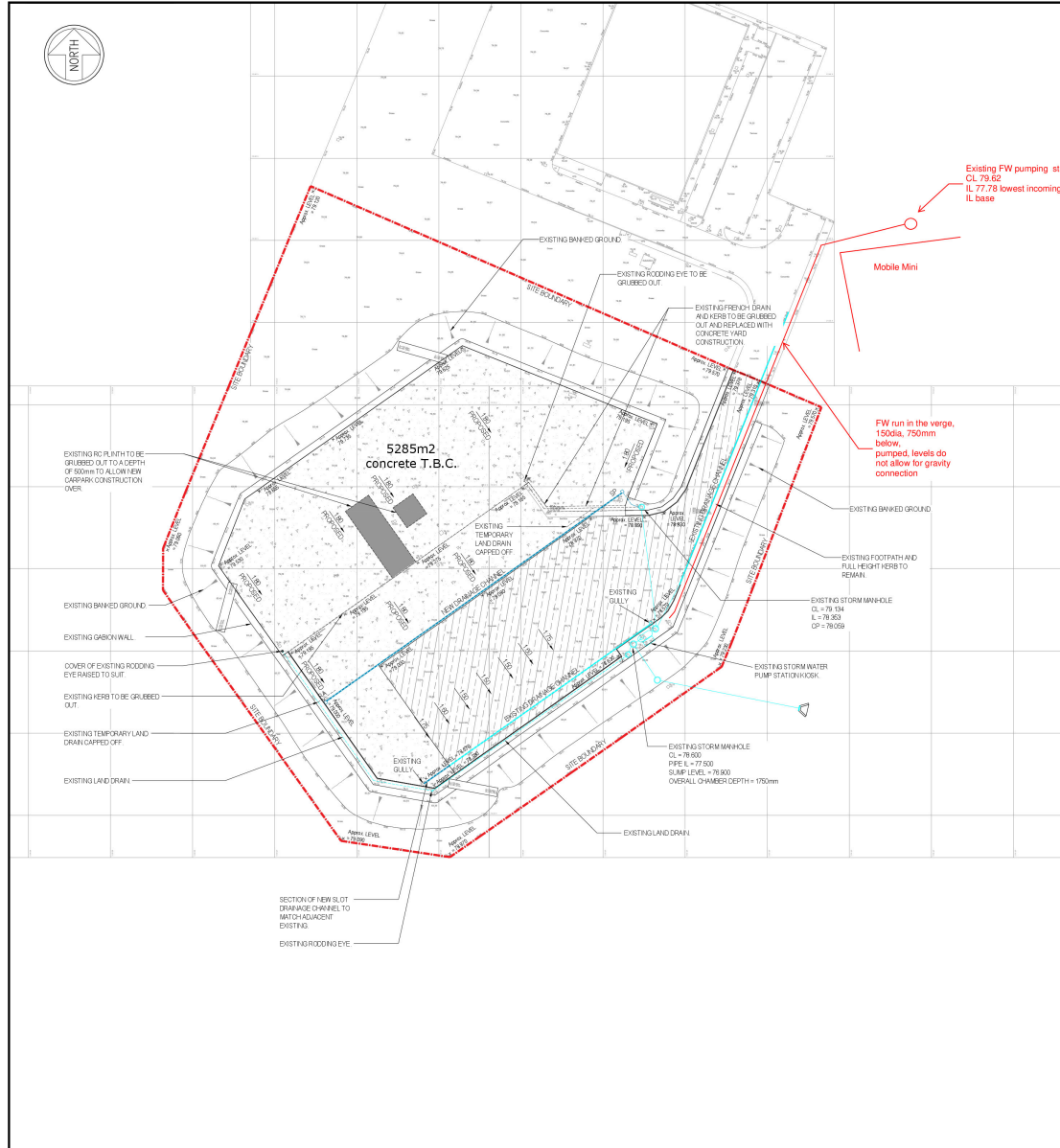
Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

VAT

Applicable

Legal fees

Each party to bear their own costs



EXTERNAL GROUND SLAB NOTES

- For general notes refer to dg. No. 100.
- This drawing to be read in conjunction with all relevant architects drawings and details and all relevant specifications.
- Legend
 C.J. - CONTRACTION JOINT
 S.O.J. - SAWN CONTRACTION JOINT
 I.J. - ISOLATION JOINT
 D.E.J. - DRAINAGE EXPANSION JOINT
 A.D.J. - ARMOURD DRY JOINT
 E.J. - EXPANSION JOINT
 L.J. - LONGITUDINAL JOINT
- For typical slab construction joint details refer to dg. No. SK06.
- For typical kerb construction details refer to dg. No. SK06.
- For kerb types and layout refer to the architect's drawings.
- All external concrete areas have a heavy brush finish with trowelled margins at joint locations. Bush finish to provide grooves parallel to the slope of the pavement.

Denotes 175mm thick concrete service yard with heavy brush finish to the following specification.

- Concrete strength class to be C28/35 A/E at 28 days Max to B6 E1206-1200 and B6 8500-1 & 22002.
- A202 mesh reinforcement with 50 mm top cover and main bars parallel with long joint. Construction joints to be as detailed on Drg. No. SK06.
- 1200 gauge polythene slip membrane.
- 250mm Type 1 granular sub-base material to D. 803 of Highways Agency Specification for Highway Works.
- On a compacted formation achieving a minimum 5% C.B.R.

Enabling Works:

- Demolition - Existing structures detailed thus:
- Removal of existing vegetation and existing topsoil - approximately 300mm layer documented in Structural soils site investigation report.
- Excavators to achieve 180 fall.

Denotes Existing 175mm thick concrete service yard

- Concrete strength class to be C28/35 A/E at 28 days Max to B6 E1206-1200 and B6 8500-1 & 22002.
- A202 mesh reinforcement with 50 mm top cover and main bars parallel with long joint. Construction joints to be as detailed on Drg. No. SK06.
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Legend

- New kerb/water drain with manhole
- Linear drainage channel
- Spot level
- Existing storm drainage run
- Existing foul drainage run



PI	PS	08.03.22	FIRST ISSUE
Rev	Desc	Date	Description

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Client
ROCKSPRING HANOVER TRUST

Project No
**WESTCOTT
 PLOT 6000**

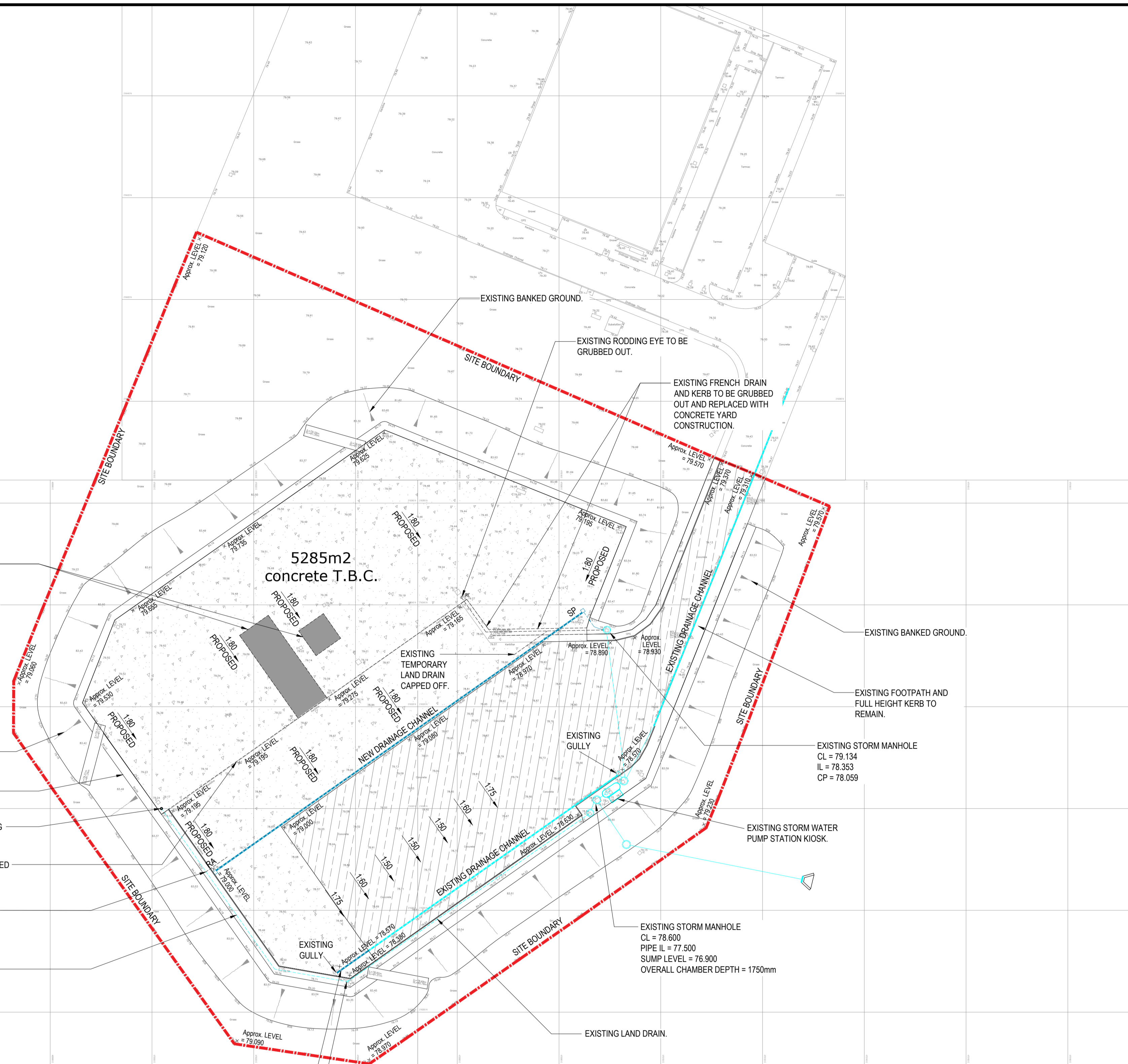
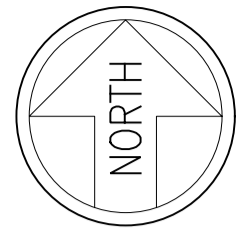
Drawing No
**FUTURE EXTERNAL WORKS LAYOUT
 Sheet 2**

Project status
 Information Preliminary Approval Tender Construction Handover/Close Other

Print Date	Drawn By	Date	Checked
08.03.22	PG	1:500 @ A1	WFG

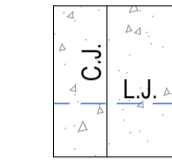
Drawing Version
21-018D / SK07

Rev
P1



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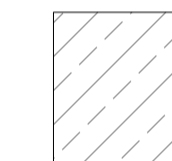


Denotes 175mm thick concrete service yard with heavy brush finish to the following specification.

- Concrete strength class to be C28/35 A.E at 28 days Max. to BS EN206-1:2000 and BS 8500-1 & 2:2002.
- A252 mesh reinforcement with 50 min. top cover and main bars parallel with long joint. Construction joints to be as detailed on Drg. no. SK06.
- 1200 gauge polythene slip membrane.
- 250mm Type 1 granular sub-base material to Cl. 803 of Highways Agency Specification for Highway Works.
- On a compacted formation achieving a minimum 5% C.B.R.

Enabling Works:

- Demolition - Existing structures denoted thus-
- Removal of existing vegetation and existing topsoil - approximately 300mm layer documented in Structural soils site investigation report.
- Excavations to achieve 1:80 fall.



Denotes Existing 175mm thick concrete service yard

- Concrete strength class to be C28/35 A.E at 28 days Max. to BS EN206-1:2000 and BS 8500-1 & 2:2002.
- A252 mesh reinforcement with 50 min. top cover and main bars parallel with long joint. Construction joints to be as detailed on Drg. no. SK06.
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EXISTING RC PLINTH TO BE GRUBBED OUT TO A DEPTH OF 500mm TO ALLOW NEW CARPARK CONSTRUCTION COVER.

EXISTING BANKED GROUND.

EXISTING GABION WALL.

COVER OF EXISTING RODDING EYE RAISED TO SUIT.

EXISTING KERB TO BE GRUBBED OUT.

EXISTING TEMPORARY LAND DRAIN CAPPED OFF.

EXISTING LAND DRAIN.

SECTION OF NEW SLOT DRAINAGE CHANNEL TO MATCH ADJACENT EXISTING.

EXISTING RODDING EYE.

Legend

- New surface water drain with manhole
- Linear drainage channel
- Spot level
- Existing storm drainage run
- Existing foul drainage run

Rev	Tech	Date	Description
P1	PG	08.03.22	FIRST ISSUE.



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Client
ROCKSPRING HANOVER TRUST

Project Title
**WESTCOTT
 PLOT 6000**

Drawing Title
**FUTURE EXTERNAL WORKS LAYOUT
 Sheet 2**

Purpose of Issue
 Information Preliminary Approval Tender Construction Record Copy

First Issue Date	Drawn By	Scale	Checked
08.03.22	PG	1:500 @ A1	WFG

Drawing Number	Rev.
21-018D / SK07	P1