



## Hangar 1

Westcott Venture Park, Westcott, Aylesbury, HP18 0XB

### WAREHOUSE UNIT TO LET

**29,500 sq ft**  
(2,740.64 sq m)

- Three phase power
- Loading doors
- Single story
- Large yard at the front
- Kitchen and WC's

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## Summary

<b>Available Size</b>	29,500 sq ft
<b>Rent</b>	£8 per sq ft
<b>Rates Payable</b>	£1.25 per sq ft Estimated
<b>Rateable Value</b>	£66,500
<b>Service Charge</b>	£1.20 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (42)

## Description

This 30,000 sqft hangar, constructed of steel frame, features multiple loading doors and excellent access. Ideal for various industrial and commercial uses, it ensures efficient operations and smooth logistics.

Available now on a new lease, terms to be agreed.

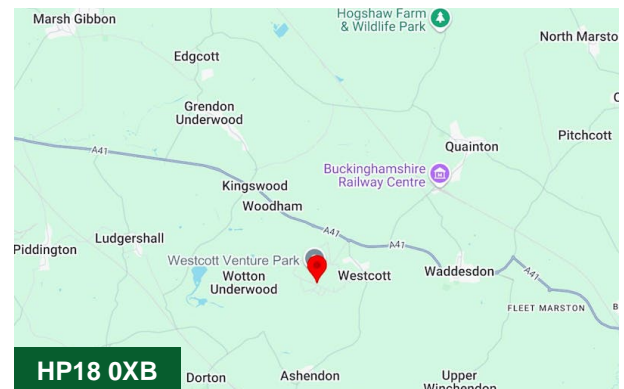
Car parking / yard area to the front also available.

## 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

A new lease to be agreed directly with the landlord.



## Viewing & Further Information



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