



Modern Warehouse

Unit 5 Century Court, Westcott Venture Park, Aylesbury, HP18 0XB

MODERN WAREHOUSE UNIT

5,401 sq ft
(501.77 sq m)

- Established Business Park
- Ground floor warehouse with full height loading area
- Impressive First Floor Offices
- Floor loading 40KN/m²
- Electric roller shutter doors
- NO MOTOR TRADE

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Summary

Available Size	5,401 sq ft
Rent	£70,000 per annum Plus service charge, Insurance (c.£1430 pa) and VAT
Rates Payable	£11,648 per annum 2023
Rateable Value	£22,750
Service Charge	£1.10 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

Description

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

New Lease available direct from the Landlord. Rental plus service charge and insurance (c.£1430 pa), all plus VAT.

Location

Westcott Venture Park 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.

Accommodation

The accommodation comprises the following areas:

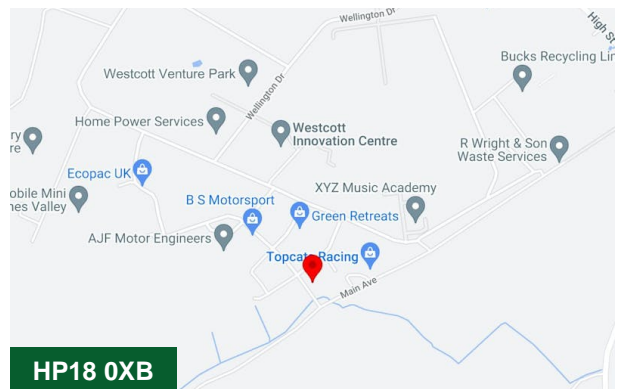
Name	sq ft	sq m	Availability
Ground - Warehouse	3,091	287.16	Available
1st - First Floor Offices	2,310	214.61	Available
Total	5,401	501.77	

Terms

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

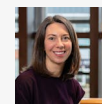
Money Laundering / Identity Checks

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



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Viewing & Further Information



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