



Modern Warehouse, Unit 5 Century Court, Westcott Venture Park, Aylesbury, HP18

0XB

**To Let | 5,401 sq ft**

MODERN WAREHOUSE UNIT



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### TO LET

#### Summary

- 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
- EPC: B (46)

#### Further information

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

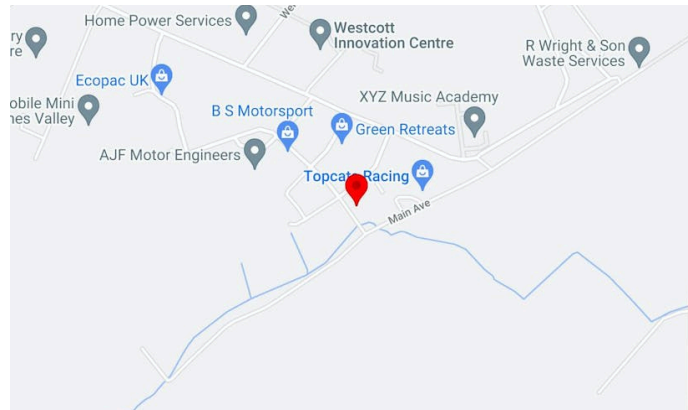
#### Viewings and Further Information



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#### 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.



#### Terms

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

#### VAT

Applicable

#### Legal fees

Each party to bear their own costs

## Accommodation

The accommodation comprises the following areas:

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



