



Building 1000, Westcott Venture Park, Aylesbury, Buckinghamshire, HP18 0XB

27,764 SQ FT MODERN HQ/WAREHOUSE ON A 1.95 ACRE SECURE SITE. FLEXIBLE SUBLEASE / ASSIGNMENT OPPORTUNITY, IMMEDIATELY AVAILABLE.

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Key Highlights

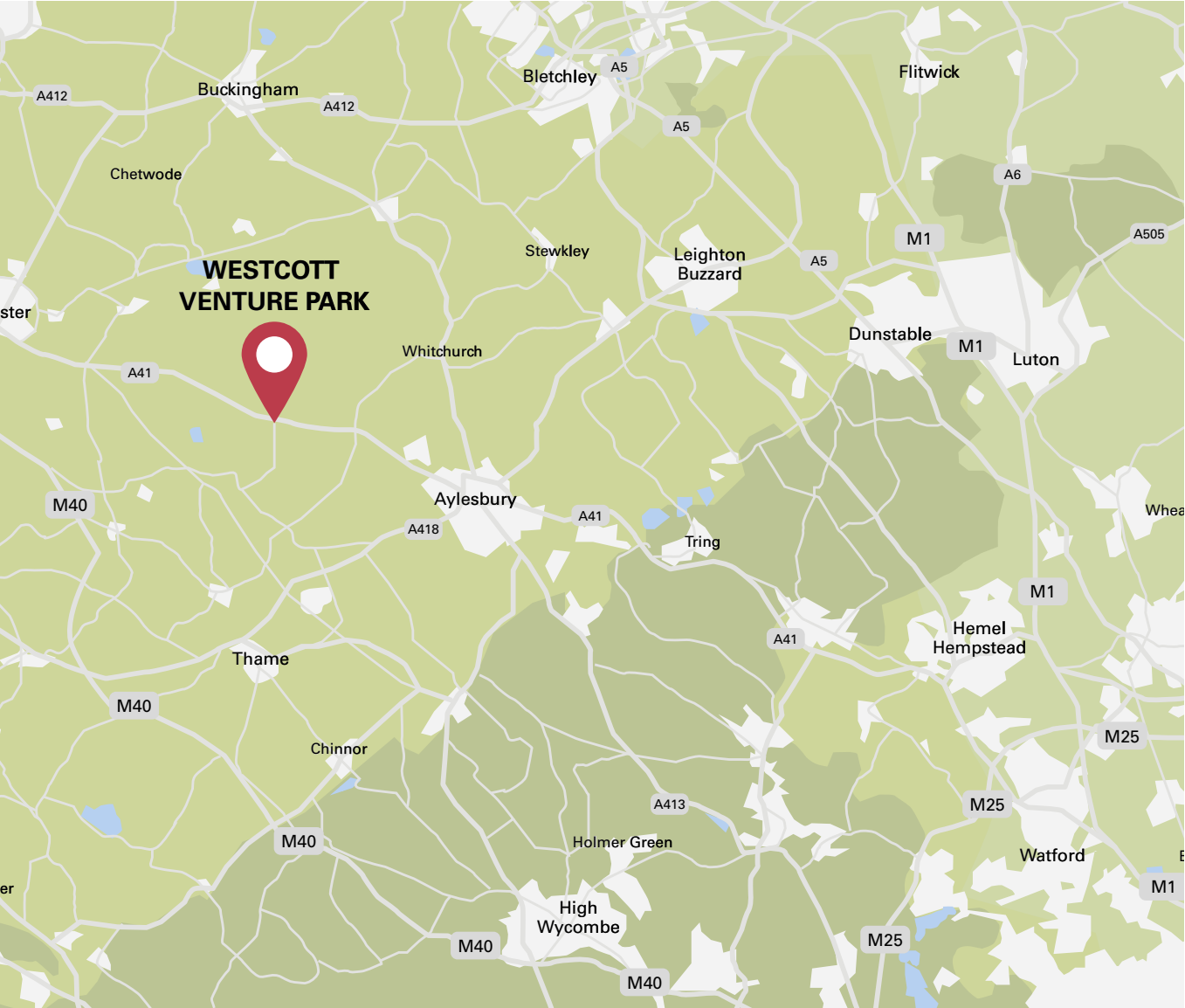
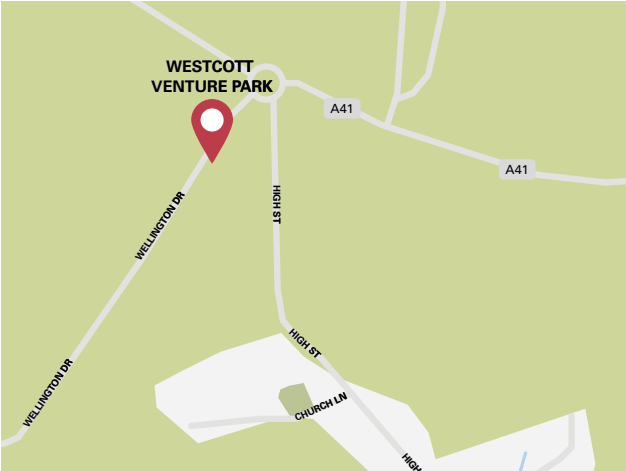
- Immediate occupation available
- Flexible lease term via sublease or assignment
- Low site density (28% coverage) – strong yard provision
- Significant loading door provision (23 doors)
- Secure, self-contained site
- Established logistics / industrial location

DESCRIPTION

The property is of steel portal frame construction with a single span roof and steel-clad elevations with loading doors on all elevations (23 ground-level loading doors, of which 2 are currently in use), and an eaves height of 8.6 metres. The warehouse is temperature-controlled, with air conditioning provided to the office areas. The warehouse also benefits from PIR LED lighting, translucent roof lights and a painted concrete floor. Externally, the property benefits from a large wrap-around yard with palisade fencing, exterior lighting, 33 car parking spaces and a bicycle rack.

LOCATION

The building is located at Westcott Venture Park on the A41 approximately 8 miles northwest of Aylesbury, 10 miles southeast of Bicester, 60 miles north-west of Central London.



ACCOMMODATION

ACCOMMODATION	GROSS INTERNAL AREA (GIA)	
	FLOOR AREA (SQ. M)	FLOOR AREA (SQ. FT)
Warehouse	1,865	20,077
Mezzanine	141	1,521
Offices	573	6,166
Total	2,579	27,764

Site area- 1.95 acres (c.28% site coverage)

SPECIFICATION

Warehouse (c.78% GIA)

- 8.6m clear eaves height
- 23 ground-level loading doors (2 currently in operation)
- Warehouse heating and cooling system installed

Offices/Ancillary (c.22% GIA)

- Air-conditioned, open-plan and cellular offices
- Male and female WCs at ground and first floor levels
- Staff canteen / restroom area
- Personnel lift
- CCTV and intruder alarm system

External

- 33 demised car parking spaces
- Concrete yard with full circulation
- Secure site with full-height palisade fencing





EPC

A5

RENT

Passing rent of £293,280 per annum exclusive.

SERVICE CHARGE

£35,224.61 plus VAT in 2026.

TERMS

The property is available by way of subletting or assignment of an existing lease expiring 17 October 2033, subject to a tenant break option on 16 October 2028.

A new lease may be available directly from the landlord, subject to negotiation.

BUSINESS RATES

The Rateable Value is £214,000 (and is not the rates payable amount), contact Buckinghamshire Council for further information.

PLANNING

Class E(g)(iii), B2 or B8 of the 1987 Use Class Order

VIEWING

For further information about the building or to arrange a viewing, please contact either David Moule or Chloe Sweetland.



Contacts

For further information please contact:

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