



Modern Warehouse

Unit 6 Century Court, Westcott Venture Park, Aylesbury, HP18 0XB

MODERN WAREHOUSE UNIT

3,300 sq ft
(306.58 sq m)

- Portal Frame Construction
- Concrete floor with 40Kn/load capacity
- Eaves height 6m - 7.2m
- Roof lights
- 3-phase electrics
- Electric roller shutter doors
- Disabled/WC accommodation
- Office

Modern Warehouse, Unit 6 Century Court, Westcott Venture Park, Aylesbury, HP18 0XB

Summary

Available Size	3,300 sq ft
Rent	£13.50 per sq ft
Rates Payable	£11,648 per annum 2023
Rateable Value	£22,750
Service Charge	£4,092 per annum £1023.00 payable quarterly
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (31)

Description

Modern terraced warehouse unit of portal frame construction on Westcott Venture Park. Excellent forecourt parking and good road connections. Full height warehouse with loading door, 3-phase electrics, office and WC facilities.

Location

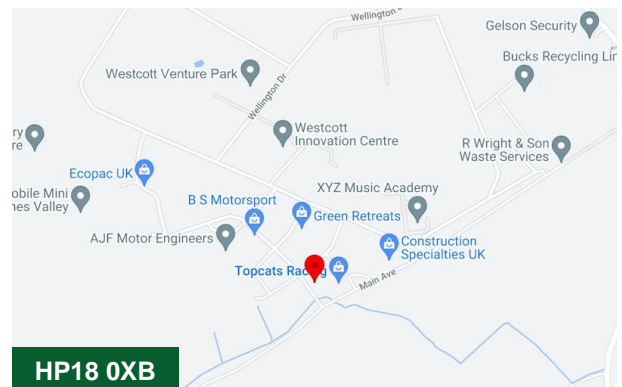
Westcott Venture Park fronts the M40 between Aylesbury and Bicester. The A41 provides a link to the M40/A34 (Jct9) at Bicester to the west and to the M25 (Jct20) to the east. The park serves businesses throughout Buckinghamshire and Oxfordshire being equidistant between Oxford and Milton Keynes.

Terms

Available on a new lease direct from the Landlord on terms to be agreed.

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. prospective tenants will need to provide proof of identity and residence.



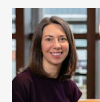
Viewing & Further Information



James Garvey

01494 446612 | 07471996320

jg@chandlergarvey.com



Joanna Kearvell

01296 255020 | 07887 793030

jk@chandlergarvey.com



