



# UNITS 11 & 12 CENTURY COURT WESTCOTT VENTURE PARK

Comprising 13,136 sq ft of industrial space with offices.

Computer generated image

## Specification

- Portal frame construction
- Concrete floor with 40KN/m<sup>2</sup> load capacity
- Insulated steel wall cladding
- Insulated roof with 15% roof lights
- Eaves height from 7.2m
- Three-phase electricity supply
- Electric roller shutter door
- Offices at first floor
- Disabled WC
- Yard space
- Set within picturesque natural countryside



## The Opportunity

Century Court is a newly developed 12 unit industrial and warehouse scheme at Westcott with construction completing in 2018.

Interest is sought for Unit 11 & 12 of 13,136 sq ft within this industrial development which is available for occupation and capable of subdivision.

Facilities on site include 24-hour security, a café and many other businesses who may either provide custom or assist with your well-being including craftsmen, hauliers and manufacturers.

Westcott sits at the heart of a vibrant technology hub, with easy access to Bicester, Thame and Aylesbury. The 650 acre business park is home to over 80 companies, employing over 600 staff with major occupiers including: Nammo, OneWeb, Olleco, Green Retreats, Ecopac, Mobile Mini, Total Carbide, Portakabin and Bucks Recycling.



With a vibrant history, well-connected location and an impressive reputation for innovation - Westcott is a secret worth discovering.



## Travel distances:

Direct access from the A41  
J9 M40: 11 miles  
Aylesbury: 7 miles  
Bicester: 9 miles

Oxford: 20 miles  
Milton Keynes: 21 miles  
Heathrow Airport: 48 miles  
Central London: 49 miles

## Accommodation

### Unit 11 & 12

Ground floor warehouse:	12,294 sq ft
First floor offices:	824 sq ft
<b>Total GIA:</b>	<b>13,136 sq ft</b>

*Measured to GIA*

## Security

Your business is protected by CCTV cameras, vehicle barriers, Automatic Number Plate Recognition, a 9-mile security fence and a 24/7 guarded gatehouse.

## Amenities

Westcott offers a range of amenities to meet the needs of your people and visitors including meeting facilities and the welcoming café.

## Tenure

New lease available, rent upon application.

## Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

## Commercial agents

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PATRIZIA