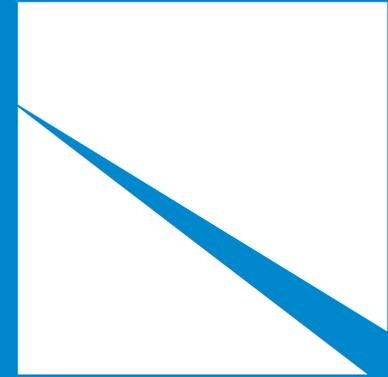


westcott

Space and security for
sustainable growth



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Space and security for
sustainable growth

Discover Buckinghamshire's largest business park

Westcott sits at the heart of a vibrant technology hub, with easy access to Bicester, Thame and Aylesbury and at the centre of the 'Oxford to Cambridge Arc'.

At 650 acres, there is space for warehousing, offices and manufacturing to co-locate with specialists across many sectors creating a vibrant community with regular networking and business events on the Park.

Westcott offers a range of industrial, warehouse and office space with units ranging from 120 sq ft – 30,000 sq ft and design and build opportunities for buildings between 10,000 sq ft to 50,000 sq ft with 75 acres of designated Enterprise Zone status developed land.

It is home to over 80 companies, employing over 600 staff with major occupiers including: Reaction Engines, Olleco, Green Retreats, Ecopac, Mobile Mini, FedEx, Total Carbide, Portakabin, Nammo and Bucks Recycling.



At Westcott we provide space and security for sustainable growth.

Building a vibrant community

A big part of the Westcott message is collaboration, with over 80 companies based at the Park many doing business with each other. We are committed to building a positive, collaborative eco system which will attract likeminded companies and individuals to develop their ideas.

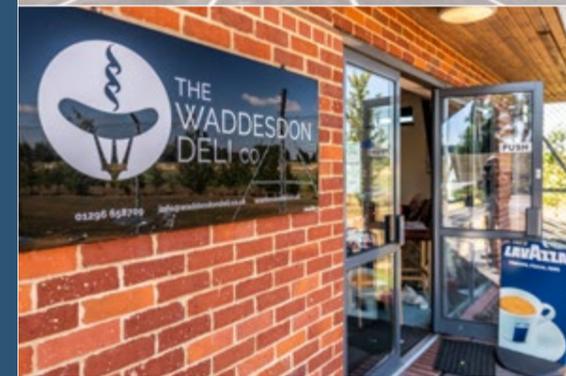
Companies based at Westcott work within the following sectors: Automotive, Creative, Distribution, Engineering, Environment/Sustainability, Manufacturing, Space and Rocketry, Support Services and Technology.

Sustainability

Westcott is a place where sustainability is a commitment, and not an aspiration, so it's perhaps no surprise that we have plans in place to become the UK's first carbon-negative business park.

Vision

Our vision is to be recognised by innovators worldwide as a UK Centre of Excellence for Global Technology.



Enterprise Zone and Space Cluster

Westcott forms part of the Aylesbury Vale Enterprise Zone with 75 acres of designated developed land. This entitles qualifying companies to business rate discounts of up to £55,000 per year for five years.

The Westcott Space Cluster is located in the Enterprise Zone of the Park and is home to a growing number of space related companies developing new innovative technologies in rocket propulsion, 5G communications and autonomous systems.



Availability

Westcott has a diverse range of accommodation from start-up incubation space, general offices, industrial, warehousing, open storage land to specialist R&D and facilities for rocket testing taking advantage of the secured access site. Given that Westcott has the acreage of a small town, there is a rolling availability of existing buildings, new developments and bespoke design and build opportunities.

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 shop and café.

History

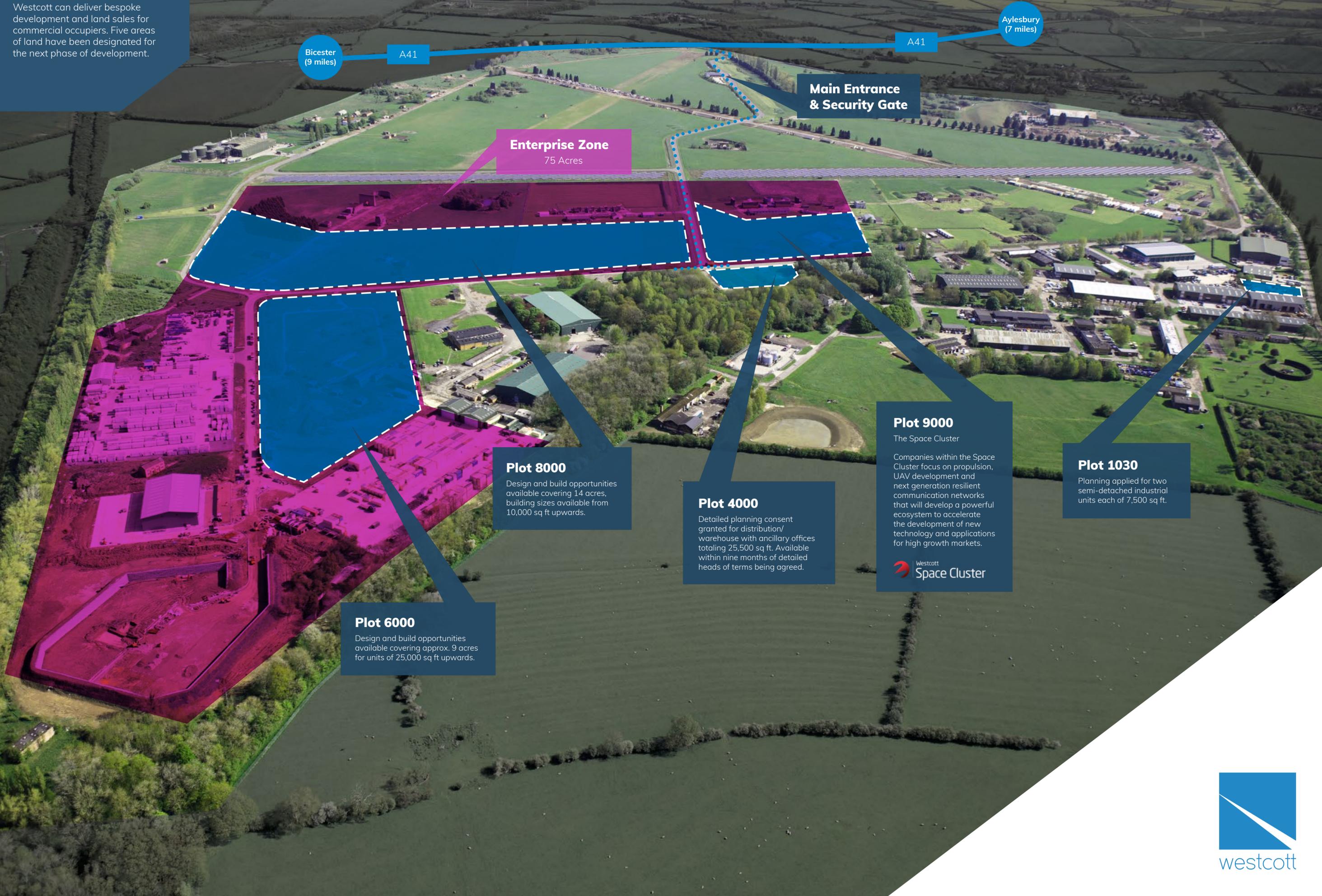
Westcott is a name that stands for rocketry propulsion engineering, both for missiles, launchers and satellites. Our proud heritage continues to grow as a development and testing zone for some of the world's most exciting aerospace and propulsion technology pioneers.



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Development areas

Westcott can deliver bespoke development and land sales for commercial occupiers. Five areas of land have been designated for the next phase of development.



Bicester
(9 miles)

A41

A41

Aylesbury
(7 miles)

**Main Entrance
& Security Gate**

Enterprise Zone
75 Acres

Plot 8000
Design and build opportunities available covering 14 acres, building sizes available from 10,000 sq ft upwards.

Plot 4000
Detailed planning consent granted for distribution/warehouse with ancillary offices totaling 25,500 sq ft. Available within nine months of detailed heads of terms being agreed.

Plot 6000
Design and build opportunities available covering approx. 9 acres for units of 25,000 sq ft upwards.

Plot 9000
The Space Cluster
Companies within the Space Cluster focus on propulsion, UAV development and next generation resilient communication networks that will develop a powerful ecosystem to accelerate the development of new technology and applications for high growth markets.


Plot 1030
Planning applied for two semi-detached industrial units each of 7,500 sq ft.

There's nowhere quite like Westcott.

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

www.WestcottVP.com

Travel distances:

J9 M40: 11 miles
Aylesbury: 7 miles
Bicester: 9 miles
Oxford: 20 miles
Milton Keynes: 21 miles
Central London: 49 miles
Heathrow Airport: 48 miles

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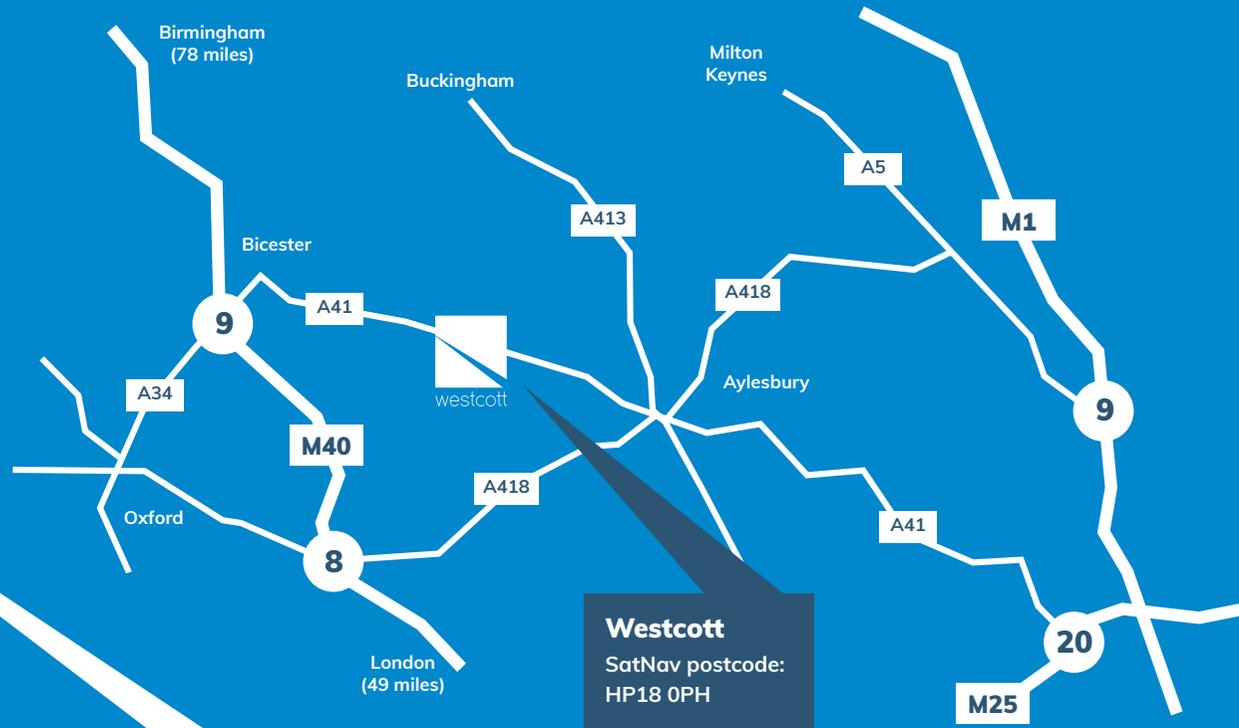
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