



BUILDING 4000 WESTCOTT VENTURE PARK

Unit C comprising 11,180 sq ft of new high-tech space.

Specification

- Portal frame construction
- Concrete floor with 40Kn/m² load capacity
- Insulated steel wall cladding
- Insulated roof with 15% roof lights
- Eaves height of 8m
- Three-phase electricity supply
- 13.3% office content over ground and first floors



The Opportunity

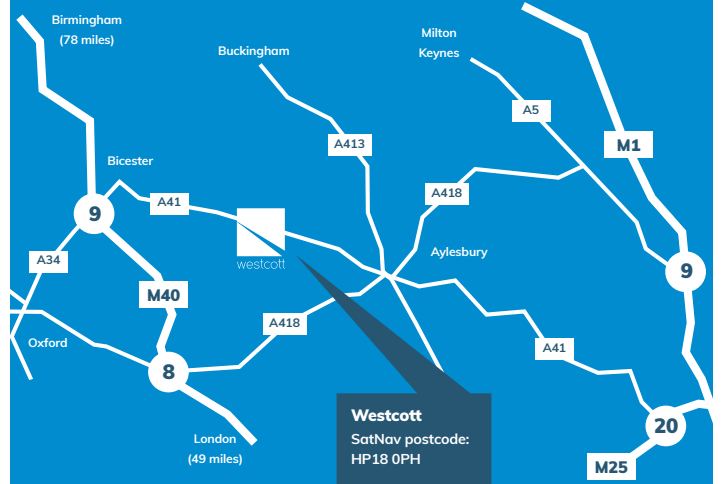
Construction of Building 4000 is underway. This impressive new high-tech building is centrally located at the junction of Wellington Drive and Avenue A is due to complete in January 2022. Units A and B will be occupied by the Satellite Applications Catapult for an In Orbit Space Manufacturing Facility and a Healthy Living Laboratory. Interest is sought for Unit C, comprising 11,180 sq ft of this 26,785 sq ft development.

Westcott is home to a growing nucleus of space-related companies developing new innovative technologies in rocket propulsion, 5G communications and autonomous systems. These companies are part of the Westcott Space Cluster and are based across a number of buildings including the National Space Propulsion Test Facility, the Westcott Innovation Centre, the Westcott Incubation Centre and the Westcott Future Networks Development Centre.

Westcott sits at the heart of a vibrant technology hub, with easy access to Bicester, Thame and Aylesbury. The 650 acre business park is occupied by over 80 companies, employing over 600 staff with major occupiers including: OneWeb, BAE Systems, Airbus and Nammo UK.



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 C

| | |
|----------------------|---------------------|
| Ground floor: | 10,190 sq ft |
| First floor offices: | 990 sq ft |
| Total GIA: | 11,180 sq ft |

Measured to GIA

Security

Westcott Venture Park is protected by CCTV cameras, vehicle barriers, Automatic Number Plate Recognition, a 9-mile security fence and a 24/7 manned gatehouse.

Amenities

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

Sustainability

Target EPC A

Approximately 30% of the energy consumed at Westcott is supplied, on site, by the Westcott Solar Park.

Tree planting, wildlife protection and ecology are prioritised at Westcott.

Legal Costs

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

Tenure

New lease available, rent upon application.

Commercial agents

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Important information The agents give notice that (i) the particulars are set out as a general outline for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make any representation or warranty whatever in relation to this property. 2021.

PATRIZIA