

# **Specification**

- Portal frame construction
- 40 kN/sq m loading
- Insulated steel wall cladding and lights
- Eaves height 7.2m
- 3-phase electrics

- Electric roller shutter doors
- Offices at first floor
- Disabled WC
- Set within picturesque natural countryside



## **The Opportunity**

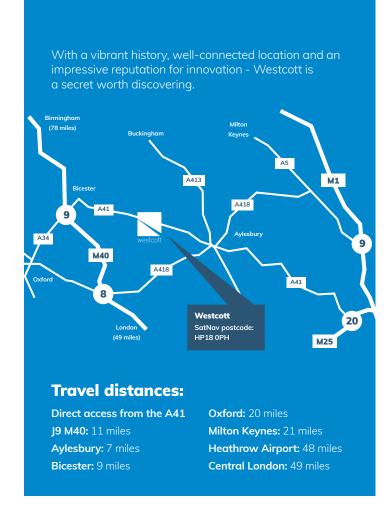
Interest is sought for all or part of this light industrial development of up to 16,240 sq ft. that could be available for occupation within nine months of the agreement of terms. The unit is situated at the very eastern end of the Park and overlooks a mature water feature with only trees, farmland and Ashendon Hills beyond.

Facilities on site include 24-hour security, a café and 88 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: FedEx, Nammo, Olleco, Green Retreats, Ecopac, Mobile Mini, Total Carbide, Portakabin and Bucks Recycling.





# **Accommodation**

# Unit 1

Ground floor: 7,000 sq ft
First floor offices (per unit): 1,120 sq ft

#### Unit 2

Ground floor: 7,000 sq ft
First floor offices (per unit): 1,120 sq ft

Total 16,240 sq ft

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**

**Duncan May** 

Bidwells

+44 (0) 7879 883 886

duncan.may@bidwells.co.uk

Joanna Kearvell

Chandler Garvey

+44 (0) 7887 793 030

jk@chandlergarvey.com

Will Davis

+44 (0) 7552 600 435

will.davis@cbre.com

#### www.WestcottVP.com



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