



Westcott Venture Park

Aylesbury Buckinghamshire HP18 0PH



A secure 650 acre business park

Land for sale and Design and Build opportunities from 20,000 sq ft



The History

Originally created as a base for training bomber crews in WWII, Westcott became a Government Research Establishment in 1946 specifically for research into rocket propulsion and the development of rocket motors.



The Park Today

- Home to over 70 successful businesses including Moog, Shanks, Fedex, New Era and BAe Systems
- 650 acres of which 500,000 sq ft is developed
- Over 400 staff employed on site
- Solar Park created producing 1.6MW of power

The Owners

- Owned by Rockspring, one of Europe's leading property investment managers
- £6m invested to enhance amenity provision including new main distribution road
- Further substantial funds are available for the next phase of development



Opportunities

The built area represents a small proportion of the 650 acre site; the next phase of development is focussed on three areas covering a total of close to 35 acres.

Outline planning consent has been granted.



Amenities

Security

- 24/7 on site security
- CCTV
- Number plate recognition
- Security Control Gate House
- Security Fence

Facilities

- Café & Shop
- Drivers restroom
- Meeting room

Sustainability

- Recycling area
- Solar Park creating 1.6MW of green energy for occupiers



Location

Westcott Venture Park fronts the A41 between Aylesbury and Bicester providing fast access to the UK motorway network.

Aylesbury Vale Parkway ➡	5 miles
Aylesbury	7 miles
Bicester	9 miles
Bicester North ➡	10 miles
J9 M40	11 miles
J20 M25	28 miles
Oxford	20 miles
Milton Keynes	21 miles
Central London	49 miles
Birmingham	78 miles

Source: RAC Route Planner. All distances have been rounded down.





Westcott Venture Park

Development Areas

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

← Bicester (9 miles)

A41

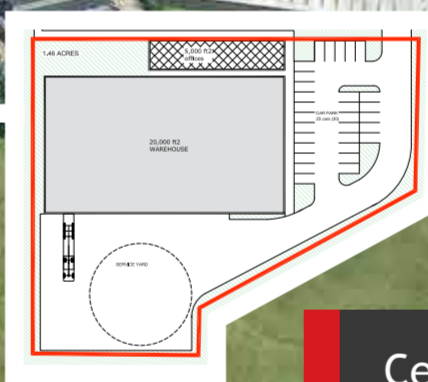
A41

Aylesbury (7 miles) →

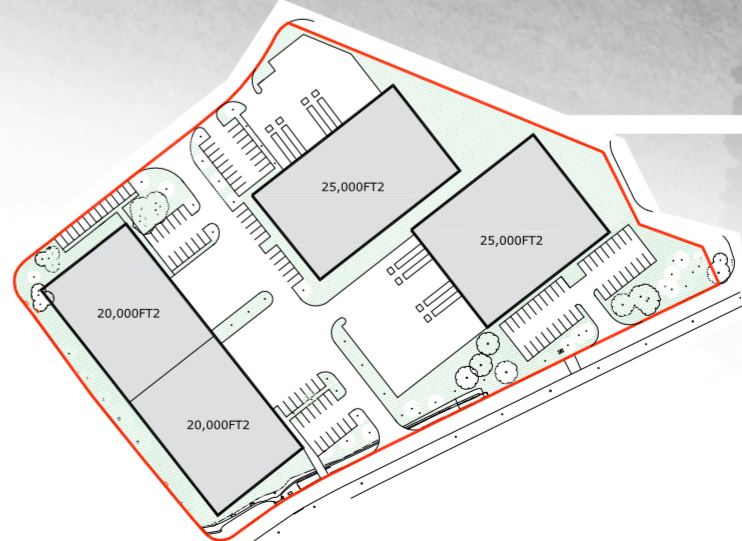
Main Entrance & Security Gate



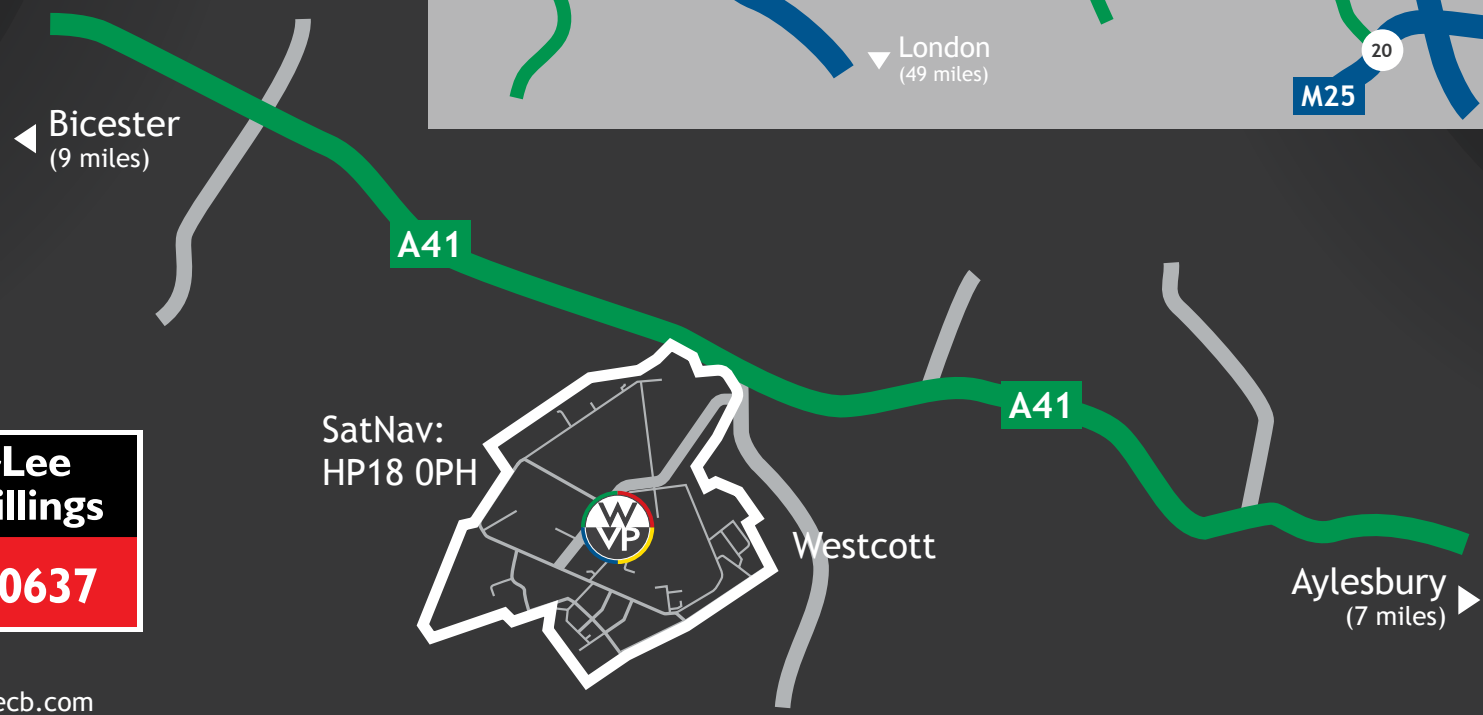
Western Development
28 Acres up to 300,000 sq ft
B1/B2/B8 Uses for build to suit opportunities or long leasehold sale
Open storage areas also available



Central Development
1.5 Acres
Very prominent site facing main estate road
Design and build opportunities up to 30,000 sq ft



Southern Development
5 acres
B1/B2/B8 uses build to suit opportunities or long leasehold sale
20,000 sq ft units available up to 90,000 sq ft



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