

# **Specification**

- Portal frame construction
- Concrete floor with 40KN/m2 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**

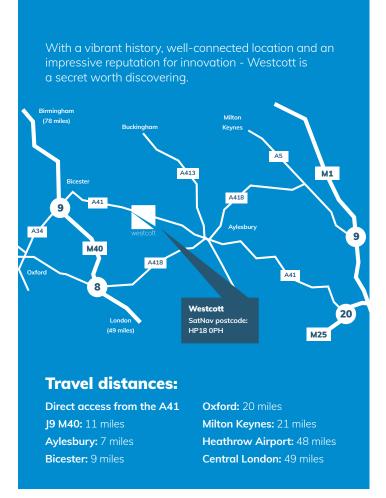
Century Court is a newly developed 12 unit industrial and warehouse scheme at Westcott with construction completing in 2018

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.





# **Accommodation**

#### Unit 11 & 12

Ground floor warehouse: 12,294 sq ft First floor offices: 824 sq ft **Total GIA:** 13,136 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**

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