



Winter 2006

WESTCOTT VENTURE PARK NEWSLETTER

MOVING UP A GEAR

MG Rover specialists AJF move up a gear taking double their existing space on the park for ongoing expansion.

Westcott Venture Park has provided growth for AJF who moved to the park ten years ago originally occupying a small unit opposite their current premises. The company who provide car repair work including services and MOT's have achieved considerable growth over the past few years and are now significantly the only Rover specialists within a 30 mile radius, servicing both Buckinghamshire and Oxfordshire.

Adrian Fell, Managing Director at AJF explains: "Westcott Venture Park provides our company with the security, community environment and physical visibility needed to grow our business. Approximately 25% of our work originates from other companies on the Park and our new unit will allow us to develop our existing business in line with our ongoing expansion plans."

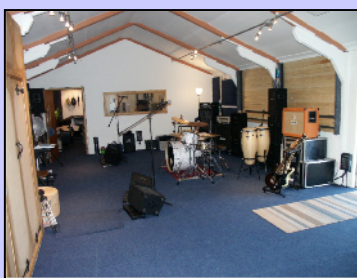
TUNING INTO LIFE ON THE PARK AT 'RUNAWAY STUDIOS'

'Weird Appeal' provided the winning formula for another business at WVP who run a music production, independent record label, manage the rock band 'Zero Point Field' and promotions company from the Park.

Runway Studios have been operating on the Park for two years having transformed the former car workshop building into a spectacular control room, live room, chill-out zone, kitchen, bathroom and office. To implement their vision for the building Adrienne Aiken together with her business partner have carried out the necessary refurbishment work including plumbing, electrics, partitioning, paneling and fixtures.

With all that in place, they now operate a successful business and are currently working on setting up live music nights at the Jericho Tavern in

Oxford featuring their own rock band 'Zero Point Field' alongside live music events 'Oxjam' the Oxford arm of the UK's biggest music festival in aid of Oxfam.



WVP WELCOMES 'THE WHISTLE STOP' CONVENIENCE STORE TO THE PARK



The Park's new convenience store is now open and is already proving to be a valued addition to both the companies on the Park and the surrounding village.

FURTHER EXPANSION FOR NEW ERA

New Era Cap Co. originally moved to WVP in 2005. New Era have now taken an additional 12,000 sqft in Building S10 due to the expansion of their international business.

**Lambert Smith
Hampton**

01865 200244



**Site Office
01296 651888**

**Brown & Lee
Clifford Billings**

01296 420637



300 - 30,000 sq ft
SECURE & FLEXIBLE ACCOMMODATION
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NEW COMPANY FOR WVP

Adding to the Innovative mix of companies at WVP, Simon Phillips, Managing Director of Boditronics has taken occupation of Unit 52A trading his new product from the Park since May this year. For Simon, price and flexibility were the keys to securing accommodation with options to be able to grow and expand the business within the Park.

Boditronics supply high technology leading edge sports nutrition supplements, with a range of over ten products. The sales and distribution are run from the Park while the design and manufacturing are run from a unit in Wales, working alongside nutritional scientists.

The company sell direct retail via an internet shopping site but also sell to trade and wholesale distribution, primarily targeting sports and body building markets within the UK and soon to be branching into Europe.

With an aggressive marketing plan Boditronics are continually designing and launching new products to the wider market including their new advanced meal replacement product 'Nu Topia' which is designed to appeal to the average gym goer.

WHO's WHO AT WESTCOTT VENTURE PARK

Who are the people that can help?

Name	Title
Martin Eyre	Project Manager
Ed Andrews	Facilities Manager
Stuart Shillingford	Facilities Manager
Bruce Washington	Security Services
Robert Bamford	Security Services
Patrick Shaw	Security Services
Robert Warner	Security Services
Colin Theobald	Management Team
Kirk Clifford	Letting Team
Duncan May	Letting Team
John Greaves	Letting Team

For further information please call the park office on 01296 651888

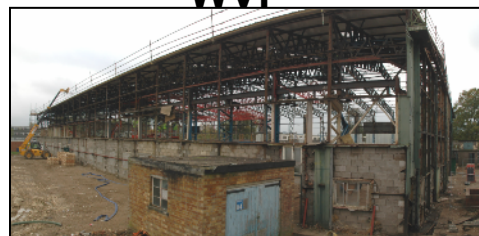
ONGOING SUCCESS FOR OAKHIRST

A further success story at WVP as metal suppliers, Oakhirst move into their 14th year of trading.

Having spent their initial four years working within a farm unit a short distance from the Park, the company who were rapidly expanding required both a larger premises with scope to grow, extensive parking but essentially within a secure environment. They identified Westcott as their favoured location and have been operational on the park for the past ten years occupying Unit 254C before moving onto Unit 66.

The company supply all types of metal fabrication; treadplate, aluminium and steel to many developers providing health and safety solutions such as fire escapes, stair cases and roofing to name but a few. Their scope of works ranges from producing small brackets to large scale construction projects also including residential refurbishment schemes. Often instructing on site welding specialists PWS (Philips Welding Services) on joint venture projects, Oakhirst stand as yet another example of companies working together within the WVP business environment.

ON GOING INVESTMENT AT WVP



Following the letting of Hanger 3 to New Era, refurbishment work is underway at Hangar 4 to provide 28,687 sq ft of industrial / warehouse accommodation. Agents Lambert Smith Hampton and Brown & Lee Clifford Billings are currently marketing the property for occupation.

STOP PRESS WISE MOVE FOR WISETRACK

WVP has pleasure in welcoming the latest tenant to join the park. Wisetrack a logistics and distribution company have taken a new 5 year lease on both Hangar 2 and Hangar 5 which total 58,333 sqft. This makes Wisetrack the single largest tenant on the Venture Park.