



Youngs Industrial Estate Aldermaston

B2 GENERAL INDUSTRIAL UNIT 1



TO LET

367.14 sq.m (3,952 sq.ft)

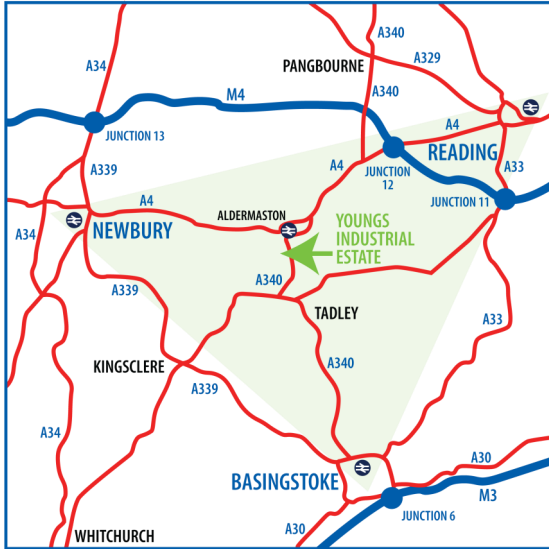
*Subject to lease term

Unit 1 Youngs Industrial Estate, Paices Hill, Aldermaston, Reading, Berkshire, RG7 4PW

Location

Youngs Industrial Estate is located in Aldermaston, ideally situated within the centre of the Reading, Newbury and Basingstoke triangle, all accessible with 11 miles distance. Furthermore, access onto J12 of the M4, and J6 of the M3 motorways can be obtained with ease via the A340.

Aldermaston railway station is within 5 minutes driving distance and provides services into Newbury and Reading centres where connections can be obtained into London Paddington and Waterloo.



Description

The unit comprises an end terrace modern industrial unit which benefits from a first floor mezzanine and the following amenities:

- 3 phase power supply
- Electric loading door
- Kitchen
- First floor office
- Warm air heating
- Male & female/disabled WC
- Ample parking and loading bay
- Automatic site security gates & CCTV

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a gross internal basis to comprise:

Ground	320.88 sq.m (3,454 sq.ft)
First	46.17 sq.m (498 sq.ft)
Total	367.14 sq.m (3,952 sq.ft)

Lease Terms

A new full repairing and insuring lease is available for a term to be agreed.

Rent

£2,800 per calendar month.

VAT

The property has been elected for VAT.

Rates

We advise the rateable value for the property as of 2011/2012 is £25,250. We recommend enquiries are made with West Berkshire Council to confirm the amount payable.

Legal Costs

Each party to pay its own legal costs.

Viewing

Strictly by appointment. Please contact Tim Young on **0118 9817166** to arrange a viewing.

Paices Wood Country Parkland

Uniquely, Youngs Industrial Estate benefits from its own beautiful Country Parkland, with woodland walks and seven fishing lakes. Visit www.sevenlakesangling.net for more information.



Young Estates Ltd

Youngs Industrial Estate, Paices Hill, Aldermaston, Reading, Berkshire, RG7 4PQ

Tel: 0118 981 7166 Fax: 0118 981 0517

Email: units@youngestates.co.uk

www.youngestates.co.uk

Misrepresentation Act 1967—Young (Aldermaston) Developments Ltd for themselves as lessors of this property give notice that:

These particulars are set out as a general outline for guidance of intending lessees and do not constitute part of an offer of contract. All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending lessee should not rely on the statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each item. We have not tested any of the service installations and any lessee must satisfy themselves independently as to the state and condition of such items.

Finance Act 1989—Unless otherwise stated, all rents are quoted exclusive of Value Added Tax.