



# Youngs Industrial Estate Aldermaston

## START UP INDUSTRIAL UNITS UNDER REFURBISHMENT



## TO LET

85.57 sq.m – 261.77 sq.m  
(921 sq.ft – 2,818 sq.ft)

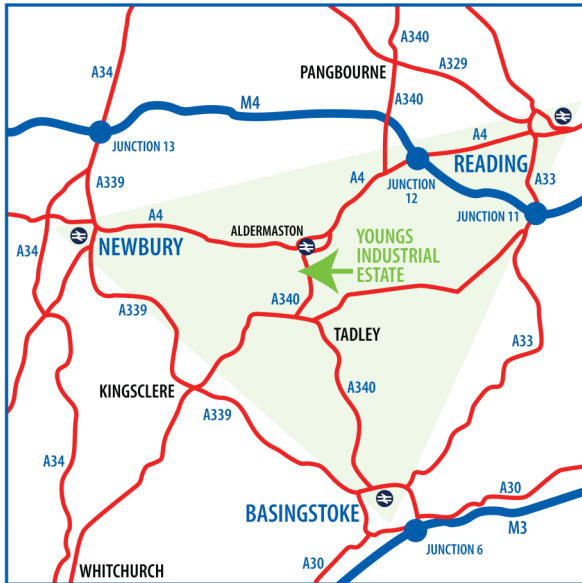
\*Subject to lease term

## Units 22-28 Youngs Industrial Estate, Paices Hill, Aldermaston, Reading, Berkshire, RG7 4PQ

### 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

A terrace of industrial units which once refurbished will benefit from the following amenities:

- 3 phase power supply
- Electric loading door
- Male & female/disabled WC
- Reception/office area
- Ample parking and loading bay
- Automatic site security gates & CCTV
- 24 hour site access

### Accommodation

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

Unit	Sq.m	Sq.ft
22	261.77	2,818
23	172.69	1,859
24-28	85.57	921

### Lease Terms

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

### Rent

Unit	Rent per month
22	£2,000
23	£1,500
24-28	£800

### VAT

The property has been elected for VAT.

### Rates

We recommend enquiries are made with West Berkshire Council to confirm the rateable value for the properties.

### 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](http://www.sevenlakesangling.net) for more information.



## Young Estates Ltd

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