



UNITS 57, 58 & 59

Youngs Industrial Est Aldermaston RG7 4PW

TYPE	INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES
TENURE	LEASEHOLD
SIZE	5,342 SQ FT (496 SQ M)

KEY POINTS

- > Unit 57 modern industrial unit 1,842 sq ft (plus mezzanine of 1,482 sq ft)
- > Units 58 & 59 high quality offices
- > Good access to M4 and M3
- > Excellent parking

Location

Youngs Industrial Estate is located in Aldermaston, ideally situated within the centre of the Reading, Newbury and Basingstoke triangle, all accessible within 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

Unit 57 provides modern industrial space with a three quarter mezzanine providing further light storage accommodation. The adjacent units 58 & 59 provide modern high quality offices with excellent parking.

Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Unit	Accommodation	sq ft	sq m
57	Warehouse	1,842	171.1
	Mezzanine	1,482	137.7
58 & 59	Offices	3,500	325.2
Total (excluding mezzanine)		5,342	496.3

Energy Performance Asset Rating

EPC Rating: TBC

Amenities

- Electric roller shutter loading doors
- Male & Female WCs
- Ample parking and loading bay area
- Automatic site security gates & CCTV
- 24 hours site access
- Three phase electricity

Business Rates

The combined Rateable Value for Units 57, 58 & 59 is £74,000.

Terms

The property is available by way of a new FRI lease direct from the Landlord on terms to be agreed. Rent on application.

Legal Costs / VAT

Each party is to bear their own legal and professional costs. Rents are quoted exclusive of VAT which may be charged.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



Roger Reid

0118 921 1549
rogerreid@haslams.co.uk