



# Youngs Industrial Estate Aldermaston

## **UNIT 31** **INDUSTRIAL UNIT WITH OFFICES**



# **TO LET**

290.4 sq.m (3126 sq.ft)

## Unit 31, 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

A modern mld terrace industrial unit benefiting from good quality offices over ground and first floor.

- 3 phase power supply
- Electrically operated sectional overhead door
- Kitchen
- Male & female WC
- Ample parking and loading bay
- Automatic site security gates & CCTV
- 24 hour site access

### Accommodation

Ground floor warehouse	134.7 sq.m	(1450 sq ft)
Ground floor office	77.8 sq.m	(838 sq ft)
First floor office	77.8 sq.m	(838 sq ft)

**TOTAL 290.4 sq.m (3,126 sq ft)**

\*Measurements are on a GIA basis

### Lease Terms

A new full repairing and insuring lease is available for a minimum three year term. Rent review to be agreed at year three for longer leases.

### Rent

**£33,000 per annum**

### Deposit

A deposit equivalent to three months rent plus VAT will be required.

### Service Charge

The annual service charge for 2018 is £390 per annum. The service charge budget is agreed yearly for the following year.

### VAT

The property has been elected for VAT.

### Rates

The rateable value for the property is £20,250. The rates payable for 2018/2019 are approximately £9,983.25 per annum.

### 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 & Land Ltd

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**Misrepresentation Act 1967**—Young Estates & Land 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.