



# Young Estates & Land Ltd



**Unit 48 Youngs Industrial Estate**  
Places Hill, Aldermaston, Berkshire

**Industrial Unit**  
**3,420 sq ft To Let**



RG7 4PW



Aldermaston  
Wharf - 2.7 miles



EPC-D (89)



M4 J12 - 4 miles  
M3 J6 - 11 miles



Basingstoke  
9 miles



8 parking  
spaces

## Details

| Use            | Light Industrial/Warehouse | Unit GIA     | sq ft        | sq m         |
|----------------|----------------------------|--------------|--------------|--------------|
| Eaves height   | 5.8 m                      | Warehouse    | 1,900        | 176.5        |
| Loading height | 3.5 m                      | Mezzanine    | 730          | 67.8         |
|                |                            | Office       | 790          | 73.4         |
|                |                            | <b>Total</b> | <b>3,420</b> | <b>317.7</b> |

## What it costs

|                     |            |
|---------------------|------------|
| Rent                | £29,000 pa |
| Service charge*     | £535 pa    |
| Building insurance* | £602 pa    |
| Business rates*     | £11,661 pa |
| Deposit             | £8,700     |

- > Refurbished offices
- > Suspended ceiling
- > LED Lighting
- > Network cabling
- > Electric loading door
- > 3 phase power
- > Kitchenette
- > 2 x WCs



## Lease term

**6 years with 3 year review**

\*Costs for current year and may be subject to change. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate.

0118 981 7166  
youngestates.co.uk