

## Paices Yard | Youngs Industrial Estate, Aldermaston, RG7 4PW



**TO LET**  
Yard & Workshop (1.13 acres)

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### Key Features

- > Secure yard within Youngs Industrial Estate
- > Mixture of concrete and hardstanding
- > Workshop with ample offices/mess facilities
- > Building measures 5,917 sq ft GIA
- > Yard area of approx. 45,000 sq ft
- > Vehicle wash down with interceptor
- > Available October 2023

Address	Paices Yard
Tenure	Leasehold
Type	Workshop and yard
Size	1.13 acres
Rent	£100,000 pax
Business rates*	On application
Service charge*	On application
Building insurance*	On application
EPC	D

*\*subject to change annually.*

### Description

A rarely available gated and fenced yard with a workshop facility located within Youngs Industrial Estate. The secure estate provides 24 hour access, automatic site security gates & CCTV. The yard is easily accessed from the main estate road and is suitable for a variety of uses.

Youngs Industrial Estate is prominently located on the A340 just south of Aldermaston village. It is ideally situated in the centre of the Reading, Newbury, Basingstoke triangle, all accessible within a 10 miles radius.

Local facilities including a Sainsbury supermarket, Lidl and Post Office are available within Tadley, only a 5 minute drive away. The estate also benefits from direct access to Seven Lakes Fishery and Paices Wood Country Parkland.

### Location

