

UNIT 48 | Youngs Industrial Estate Aldermaston RG7 4PW



TO LET

317.7m²(3,420 sq ft)

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Key Features

- > Ground and first floor offices
- > Storage mezzanine
- > Large forecourt
- > Gated access with CCTV
- > 3 phase power
- > Available September 2026

Address	Unit 48
Tenure	Leasehold
Type	Industrial unit with offices
Size	317.7m2 (3,420 sq ft)
Rent	£36,500 pax
Business rates*	£17,050
Service charge*	£912 pa
Building insurance*	£803 pa
EPC	D

*subject to change annually.

Description

A rarely available light industrial unit with offices located within Youngs Industrial Estate. The unit is currently provided with a storage mezzanine which could be removed if not required. The estate provides 24 hours access, automatic site security gates & CCTV.

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.

Road communications are good with Junction 12 of the M4 approximately 5 miles to the north and Junction 6 of the M3 approximately 11 miles to the south. Local facilities including a Sainsbury supermarket 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

