

YOUNGS INDUSTRIAL ESTATE, ALDERMASTON

📍 RG7 4PW

Available from Q1 2027

New build industrial/trade counter units within an established and busy industrial estate.

Units available from 1,884 sq ft to 3,832 sq ft



Specification



Fibre to the premises (FTTP)

Infrastructure provided through both OpenReach and Glide



Secure, gated estate with CCTV

24 hour access via security cards



EV charging point per unit

Convenient 11kW charging



Allocated parking per unit

Dedicated parking and loading bay for your business



Targeting BREEAM 'Excellent' & EPC rating 'A'

Ensuring your sustainability needs are met



Solar PV Panels

Assisting with reducing your energy bills



3-phase power

Upgradable 3 x 100 amp supply as standard



6.5m minimum eaves

Allowing for an optional mezzanine to suit your needs



40kN/m² floor loading

Suitable for heavy industry or distribution



Trade counter units

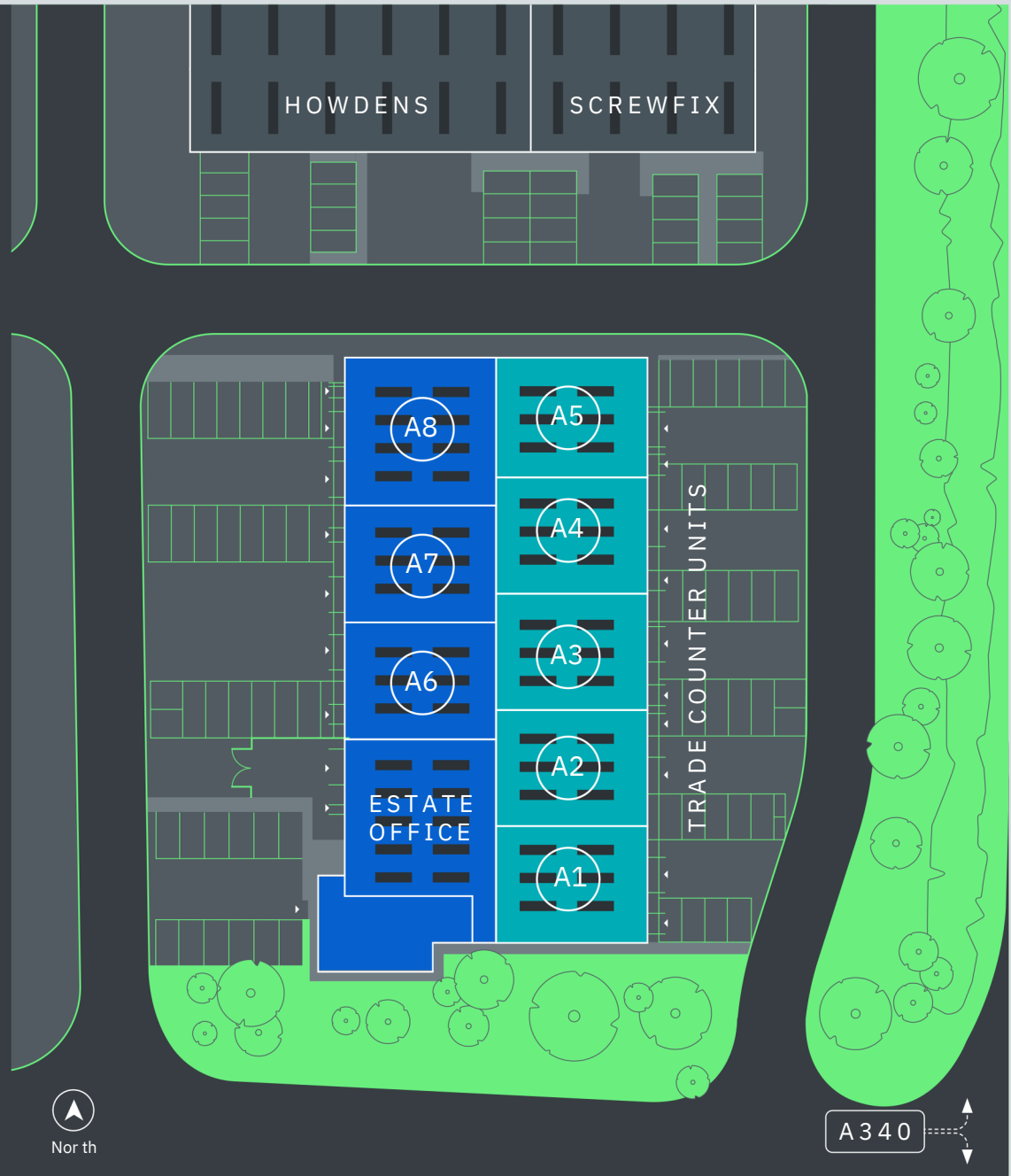
Trade Counters with roadside visibility



Available units for lease

Positioned at the front of the estate adjacent to Howdens and Screwfix these modern industrial units will also benefit from being located adjacent to the Atomic Weapons Establishment, employing around 9,000 staff and multiple construction contractors.

Youngs Industrial Estate is a 28-acre site providing 54 light industrial units with a range of uses from nuclear decontamination to platform hire. Occupiers include Grant & Stone, Howdens, Screwfix, Star Platforms and Aldermaston Tools amongst others.



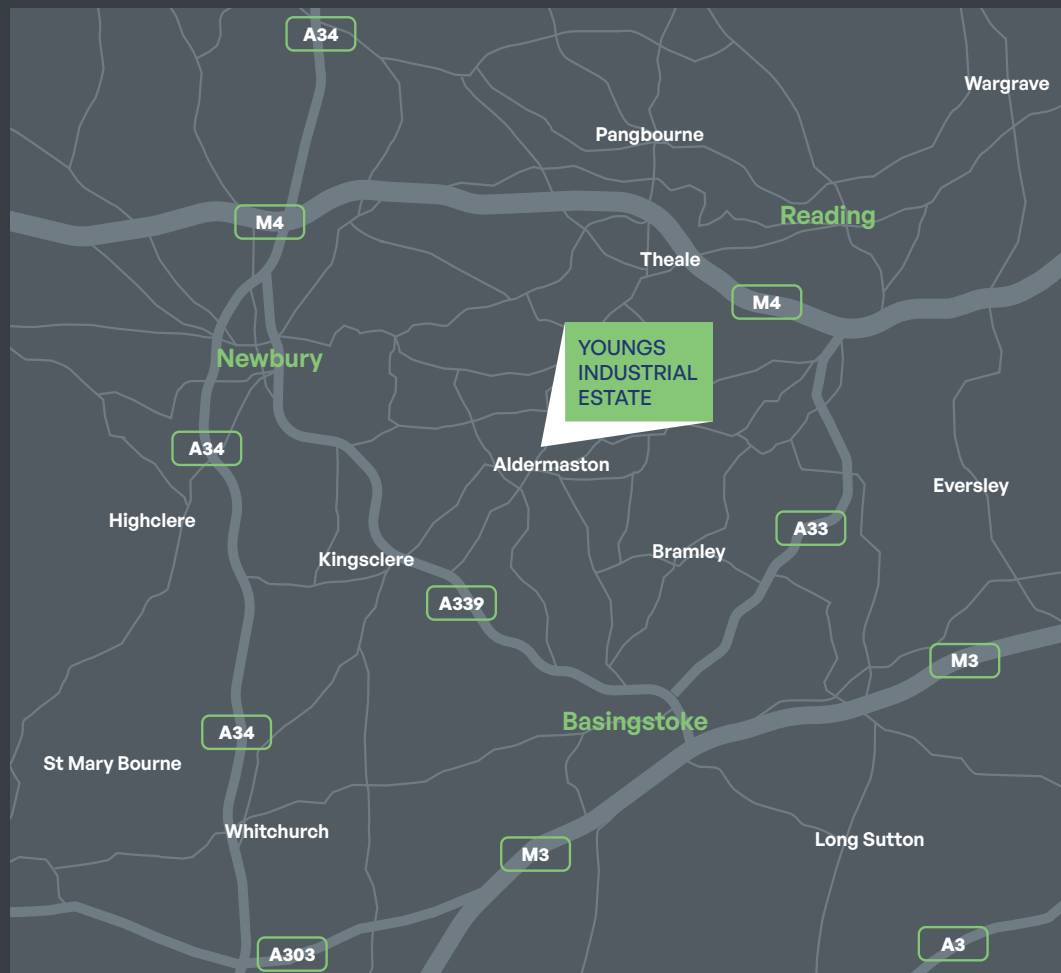
Location

Youngs Industrial Estate is ideally positioned within the center of the Reading, Basingstoke and Newbury triangle providing convenient access to both the M3 and M4 motorways. This strategic location makes it ideal for both local and national occupiers.

The estate adjoins Paices Wood Country Parkland and Seven Lakes Fishery giving a unique opportunity for occupiers to enjoy the tranquil countryside, whilst being in a well-connected and accessible location.

Connectivity

Aldermaston Station	2.7 miles
M4 Junction 12	6.7 miles
Reading	11.1 miles
Basingstoke	9.2 miles
Newbury	11.3 miles
M3 Junction 6	10.5 miles



A development by



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