



Beenham, West Berkshire RG7 5PY
0.9 to 4.0 Acres Available

THAMES VALLEY OPEN STORAGE
Flexible Open Storage Opportunities



Plot 6.0

Plot 7.0

Plot 10.1

Plot 3.0

Plot 2.0

Plot 1.0

A4

A4

PLOTS OF 0.9 – 4 ACRES AVAILABLE
RARE OPEN STORAGE OPPORTUNITY
IN A PRIME THAMES VALLEY LOCATION

A unique opportunity to secure flexible open storage accommodation within an established commercial location in Beenham, West Berkshire.

The available sites comprise secure open storage land capable of accommodating a wide range of occupiers including construction contractors, infrastructure providers, plant operators, logistics businesses, utility companies and building material suppliers.

Situated adjacent to the A4 Bath Road and approximately 4.5 miles from Junction 12 of the M4 motorway, the sites provide excellent access to Reading, Newbury, Basingstoke, London and the wider South East.

Open storage opportunities of this nature remain scarce across the Thames Valley, making the sites particularly attractive to occupiers seeking strategically located operational land.

Key Highlights



Flexible open storage plots from 0.9 acres



Total availability of 6.65 acres



Strategic Thames Valley location



Immediate access to the A4 Bath Road



Approximately 4.5 miles from M4 Junction 12



Suitable for a range of storage and operational uses



Sites will be finished with a palisade fence and utilities 'tails' with either a gravel or concrete surface



Available individually or in combination



Established commercial location



Plot 1.0

0.90 acres

39,204 sq ft



Plots 2.0 & 3.0

1.75 acres

76,230 sq ft



Plots 6.0 & 7.0

4.00 acres

174,240 sq ft



Plot 10.1

Available Immediately

1.0 acre

43,650 sq ft



Location

The sites are located at Beenham in West Berkshire, occupying a highly accessible position immediately off the A4 Bath Road.

The location benefits from excellent communications, with Junction 12 of the M4 motorway approximately 4.5 miles to the east, providing direct access to Reading, London, Bristol, South Wales and the national motorway network.

Aldermaston Wharf train station is directly opposite the site giving connection to Reading, London Paddington and the west.

Reading town centre lies 8 miles to the east, whilst Newbury is 10 miles to the west.

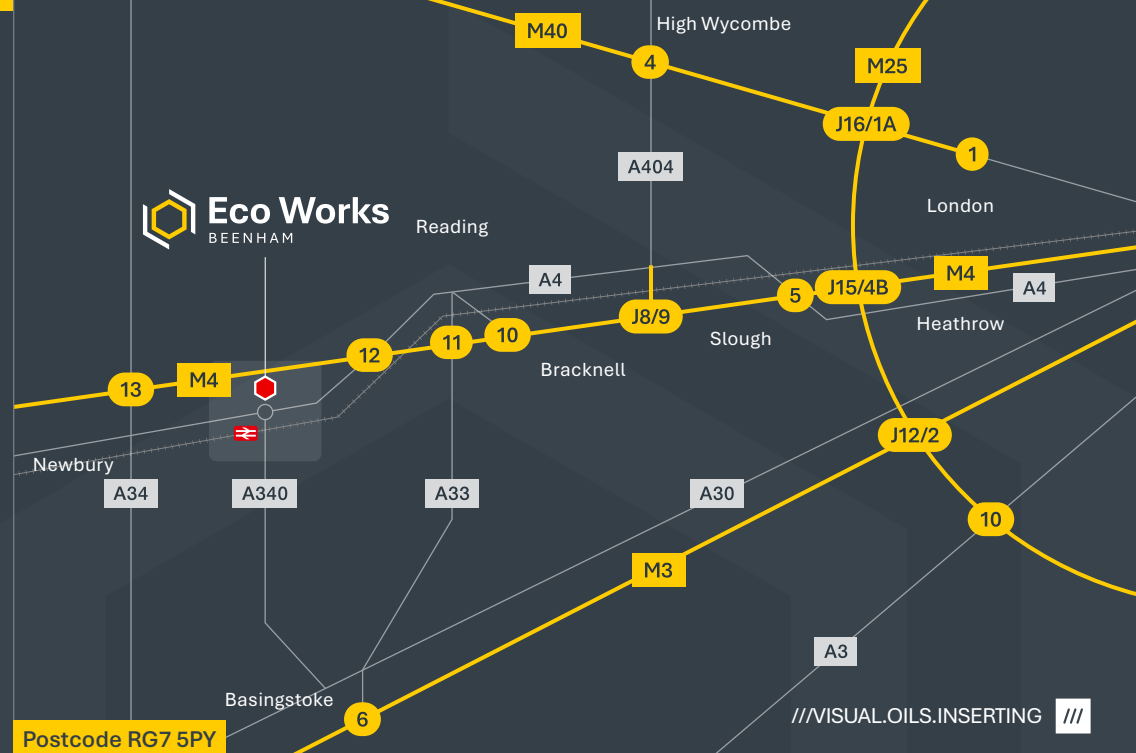
The area has become an established location for industrial, logistics and infrastructure-related occupiers seeking cost-effective accommodation within easy reach of the Thames Valley's principal commercial centres.

Suitable Uses

The sites are suitable for a variety of occupiers, including:

- Open storage
- Contractor compounds
- Plant and machinery storage
- Fleet parking
- Construction and infrastructure support
- Utility and telecommunications operators
- Building materials storage
- Agricultural and rural businesses
- Distribution support uses

Subject to planning and landlord approval where applicable.



Terms

The sites are available to let individually or in a combination directly from the landlord.

Further information regarding lease terms, quoting rents and site specifications is available upon request.

Viewing & Further Information

For further information, site plans or to arrange an inspection, please contact:



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Hollister HD2689 10/26