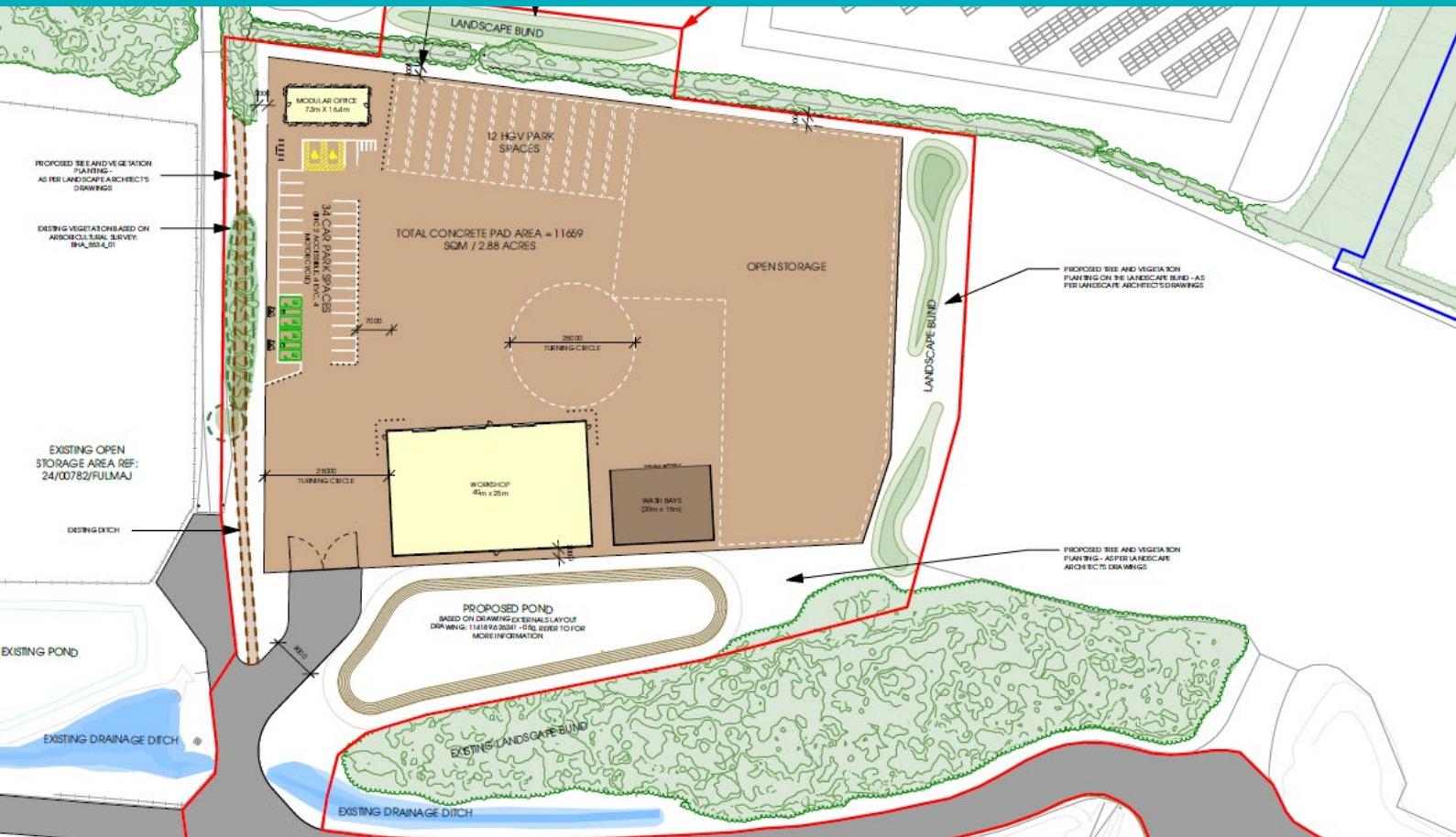


TO LET

PLANNING PERMISSION SECURED



OPEN STORAGE LAND

Pips Way off A4 Bath Road Beenham Reading RG7 5PY

| | |
|---------------|---|
| TYPE | OPEN STORAGE LAND |
| TENURE | LEASEHOLD |
| SIZE | 2.88 ACRE SITE (1.17 HECTARES) |

KEY POINTS

- Planning permission secured
- STP landlord to provide self contained fully enclosed fenced and concreted site
- Tenant able to erect 10,000 sq ft workshop and wash bay
- Easy access to A4 Bath Road connecting to M4 J12 approx. 4.5 miles away

Location

The land is located in Beenham, West Berkshire, just off the A4 Bath Road, which provides access to Newbury to the west and Reading to the east. Junction 12 of the M4 is just 4.5 miles away to the east. Aldermaston Train Station is approximately 10 minutes walk away.

What3Words///scare.commutes.voltage

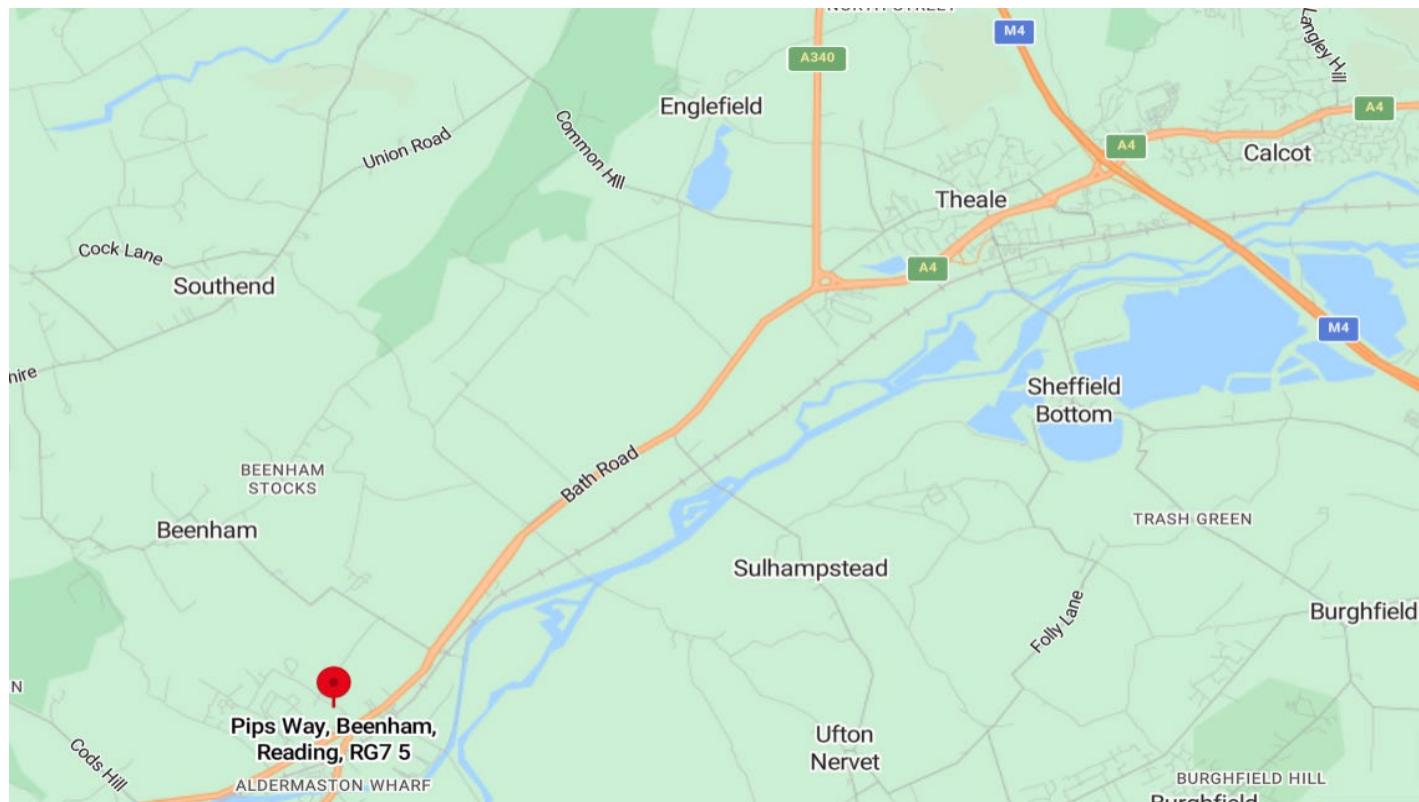
Description

The site is a level piece of land which extends to 2.88 acres. A double gate and palisade fencing will enclose the site, with concrete hardstanding (landlord's works) . The site has the benefit of water and electricity services.

Planning

A detailed planning application approved for the creation of an outside storage facility for materials and light fabrication operations (B2/B8) with the erection of an ancillary workshop, wash bay, welfare, and office Planning reference 24/02808/FULMAJ..

https://publicaccess.westberks.gov.uk/online-applications/files/0009E0415457F15224D8BF1BD6D22112/pdf/24_02808_FULMAJ-APPROVED-2144417.pdf



Rateable Value

To be assessed

Terms

The site is available to rent on a new lease on terms, subject to planning and landlord works to create a concreted and fenced yard. Rent on application.

Legal Costs / VAT

Each party to bear their own legal costs. VAT is payable.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



Neil Seager

0118 921 1516

neilseager@haslams.co.uk



Indicative Only