

YOUNGS INDUSTRIAL ESTATE, ALDERMASTON

📍 RG7 4PW




Available from Q1 2027

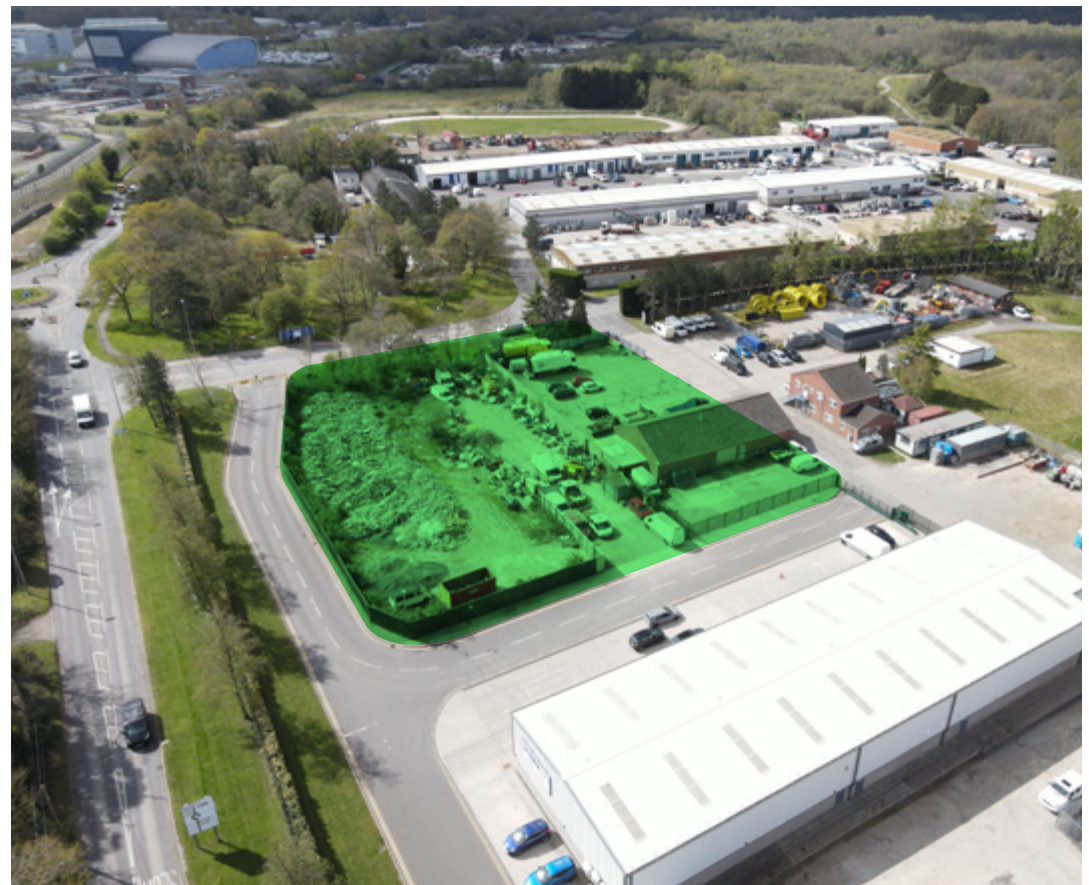
New build industrial/trade counter units within an established and busy industrial estate.

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

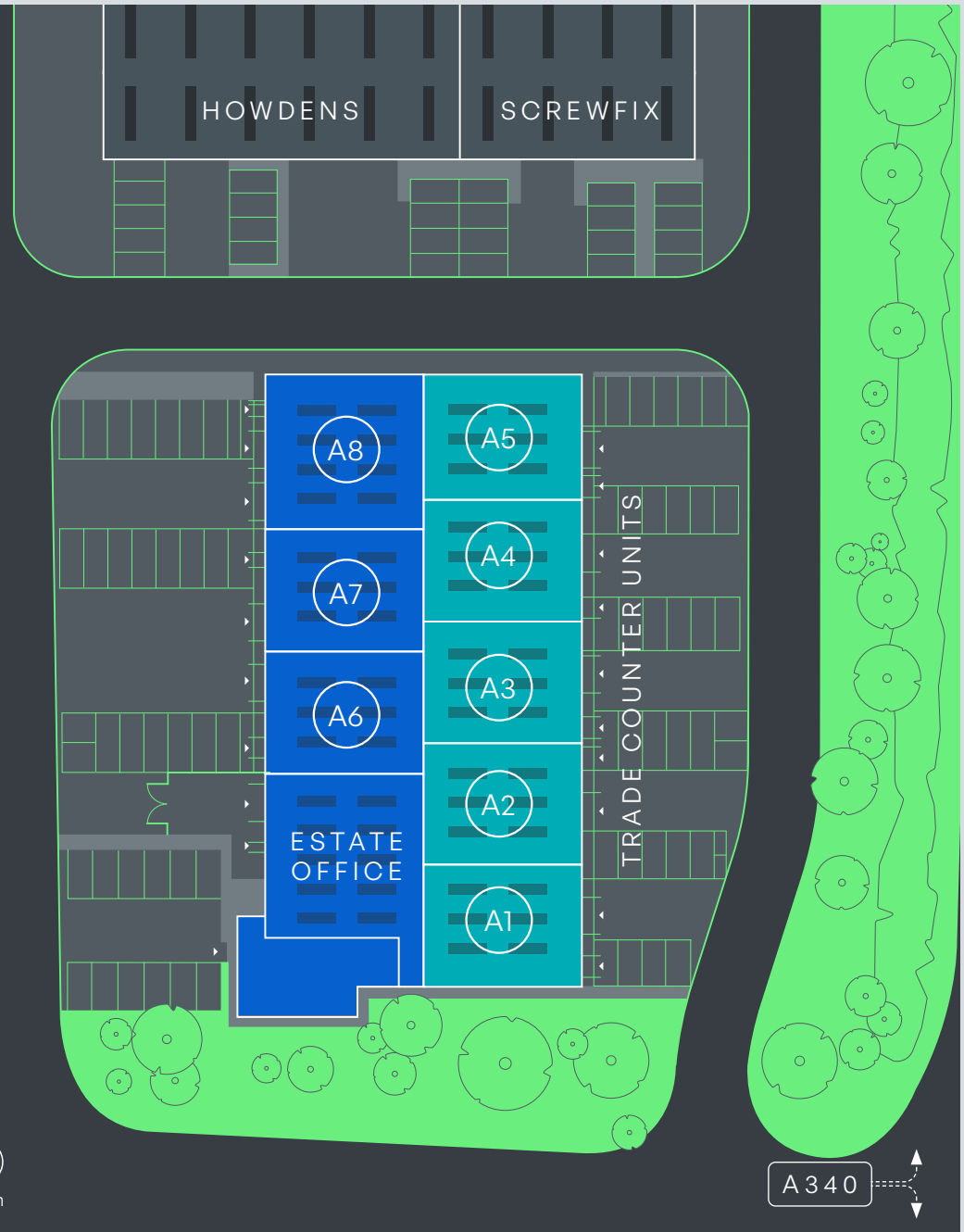
Positioned at the front of the estate adjacent to Howdens and Screwfix these modern industrial units will also benefit from being located adjacent to the Atomic Weapons Establishment, employing around 9,000 staff and multiple construction contractors.

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.

Unit No	Proposed Use	GIA (sq.m)	GIA (sq. Ft)
A1	E/B8	175	1,884
A2	E/B8	177	1,905
A3	E/B8	178	1,916
A4	E/B8	178	1,916
A5	E/B8	179	1,927
A6	E/B2/B8	132	1,421
A7	E/B2/B8	221	2,379
A8	E/B2/B8	223	2,400



North



*3&4 combined GIA – 356 m² (3,832 sq ft) | **7&8 combined GIA – 354m² (3,810 sq ft)

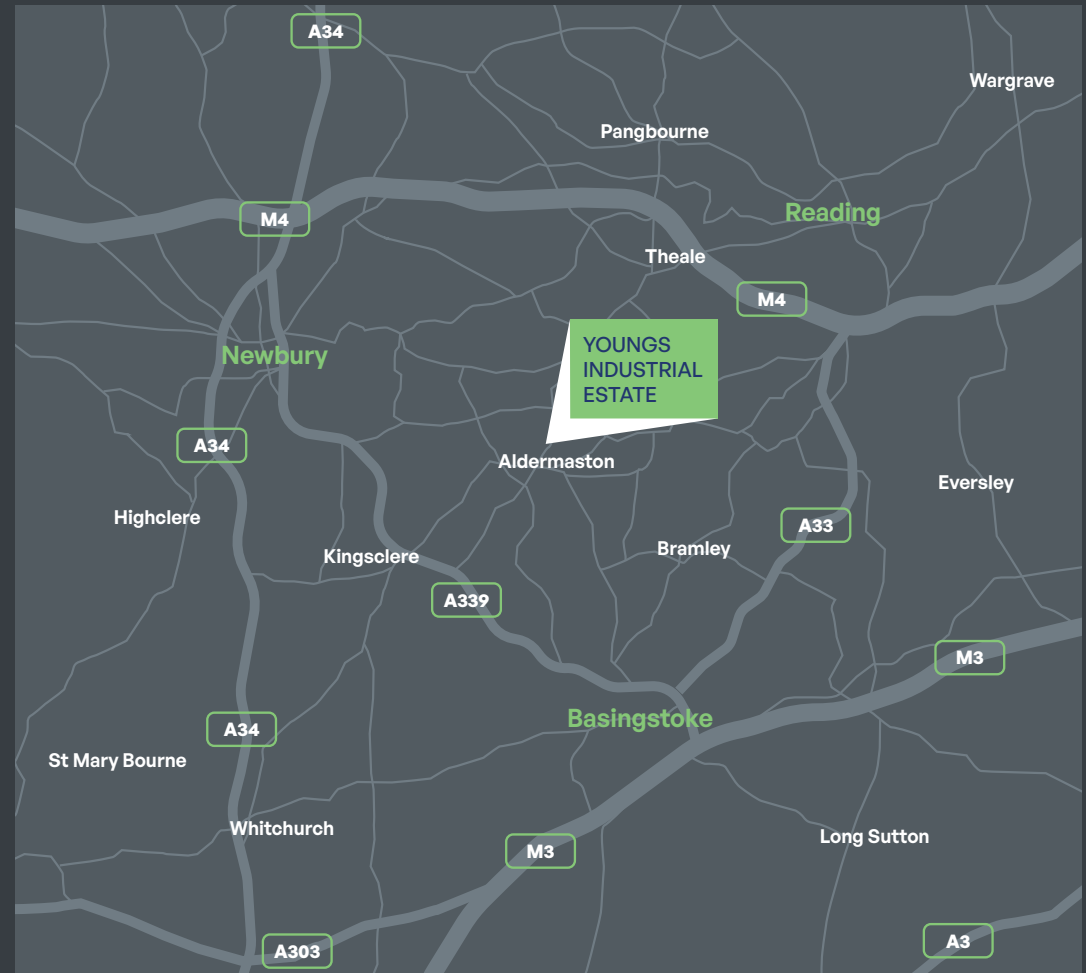
Location

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



Rob Marson

rob@campbellgordon.co.uk
07778 467 781

Jake Booth

jake@campbellgordon.co.uk
07714 388 044

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