

PLANNING PERMISSION SECURED



OPEN STORAGE LAND

Pips Way off A4 Bath Road Beenham Reading RG7 5PY

TYPE	OPEN STORAGE LAND
TENURE	LEASEHOLD
SIZE	1 ACRE SITE (approx) (0.405 HECTARES)

KEY POINTS

- > Planning permission secured
- > STP landlord to provide self contained fully enclosed fenced and concreted site
- > Easy access to A4 Bath Road connecting to M4 J12 approx. 4.5 miles away
- > Available from July 2026

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 1 acre. 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

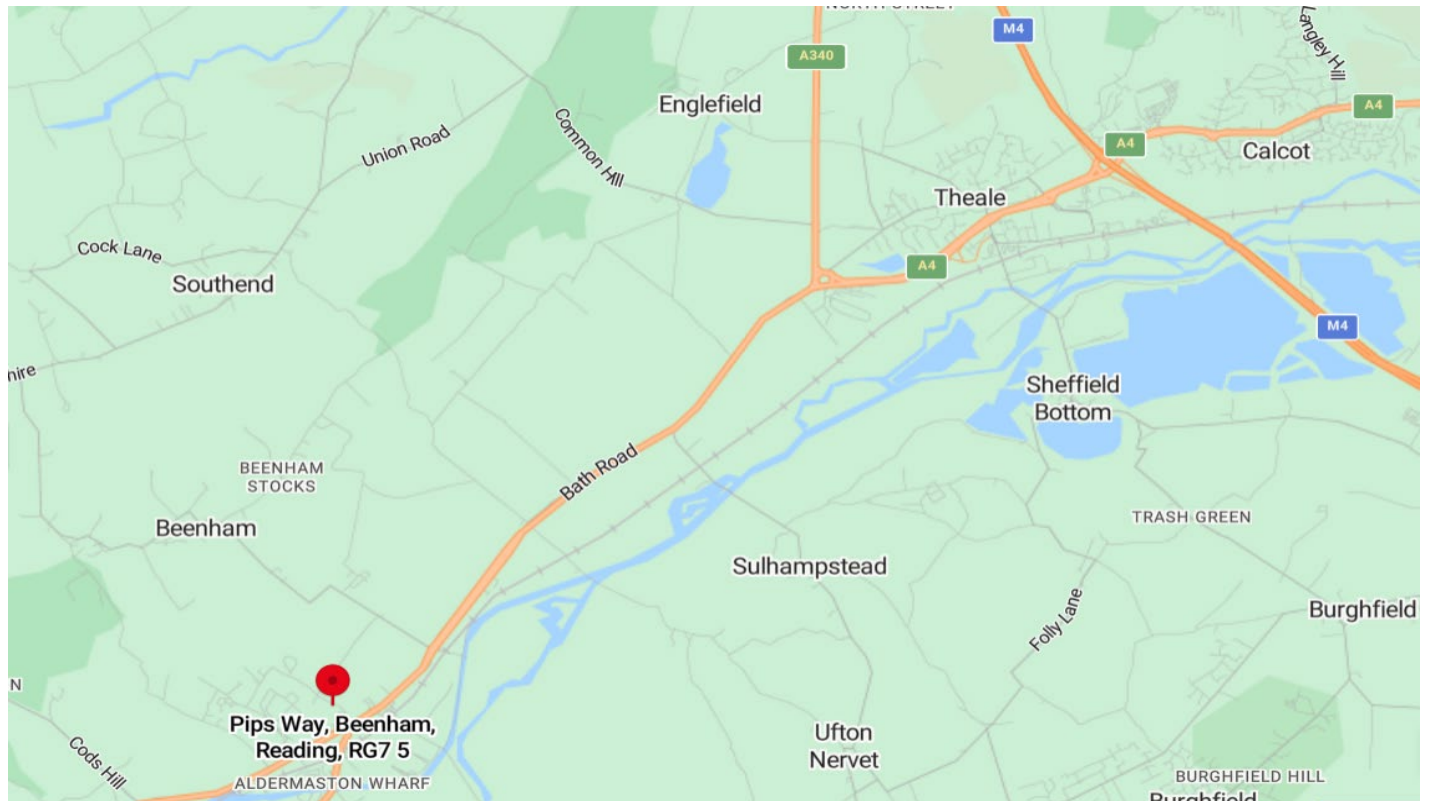
Each party to bear their own legal costs. VAT is payable.

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.



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Indicative Only

