

# 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



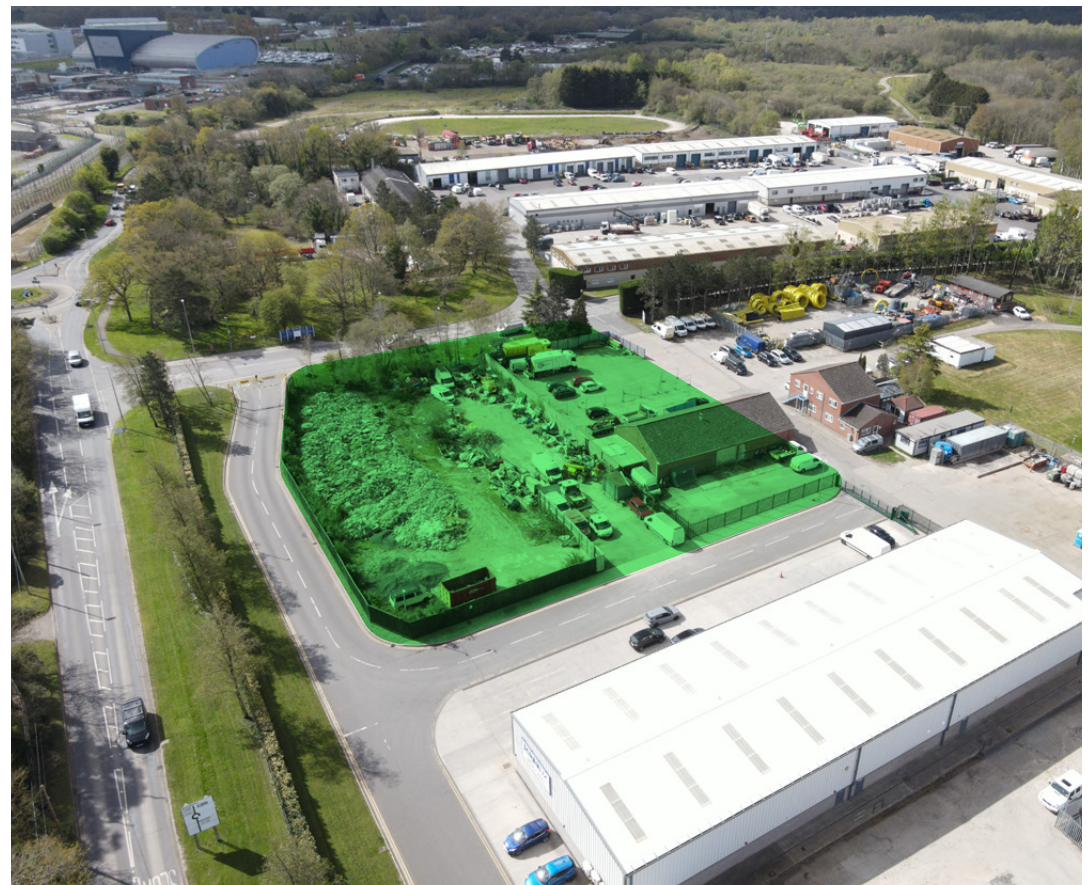
## 40kN/m<sup>2</sup> floor loading

Suitable for heavy industry or distribution



## Trade counter units

Trade Counters with roadside visibility



# Available units for lease

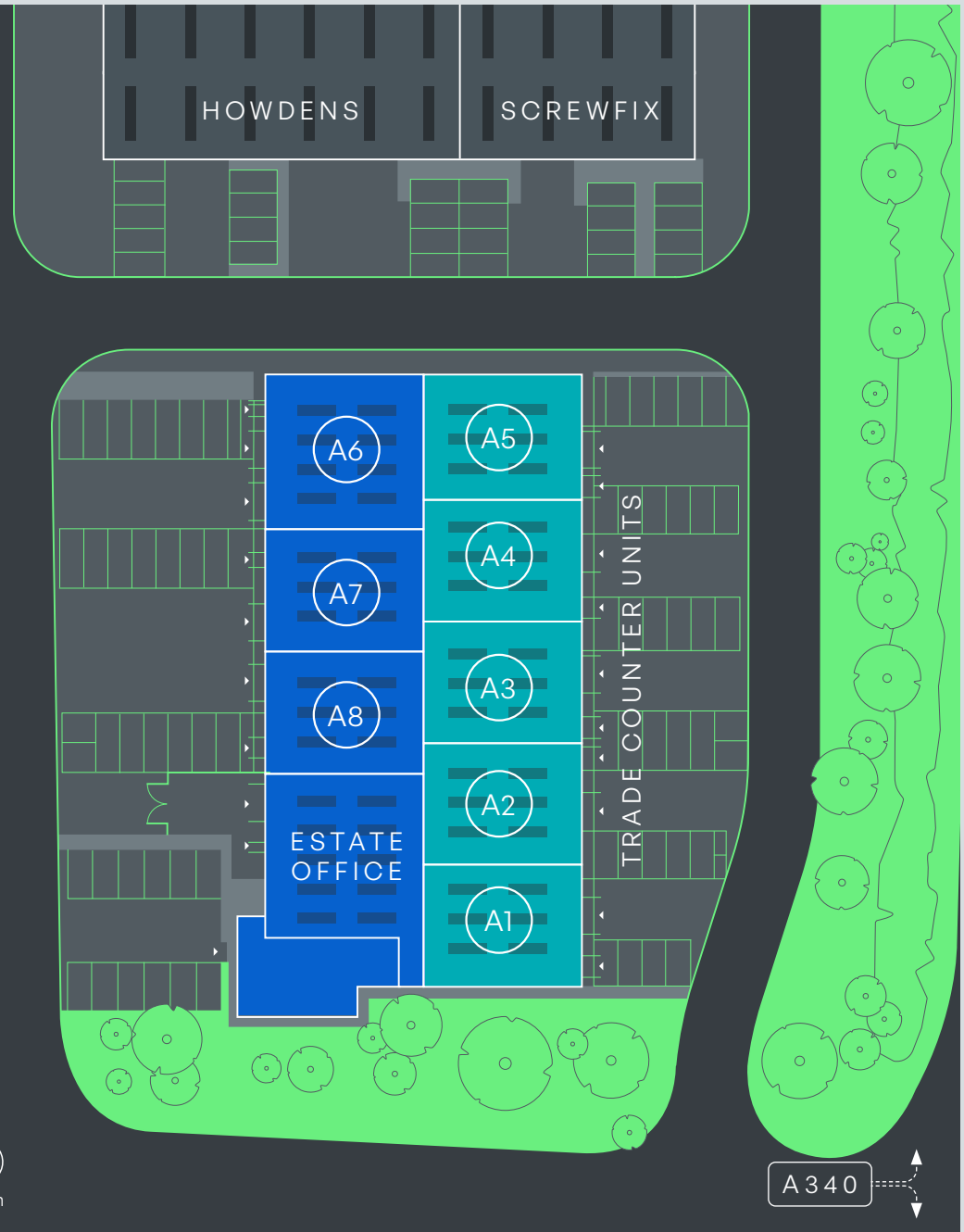
Positioned at the front of the estate adjacent to Howdens and Screwfix these modern industrial units will also benefit from being located adjacent to the Atomic Weapons Establishment, employing around 9,000 staff and multiple construction contractors.

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	224	2,411
A7	E/B2/B8	177	1,905
A8	E/B2/B8	177	1,905



North



\*3&4 combined GIA – 356 m<sup>2</sup> (3,832 sq ft) | \*\*7&8 combined GIA – 354m<sup>2</sup> (3,810 sq ft)

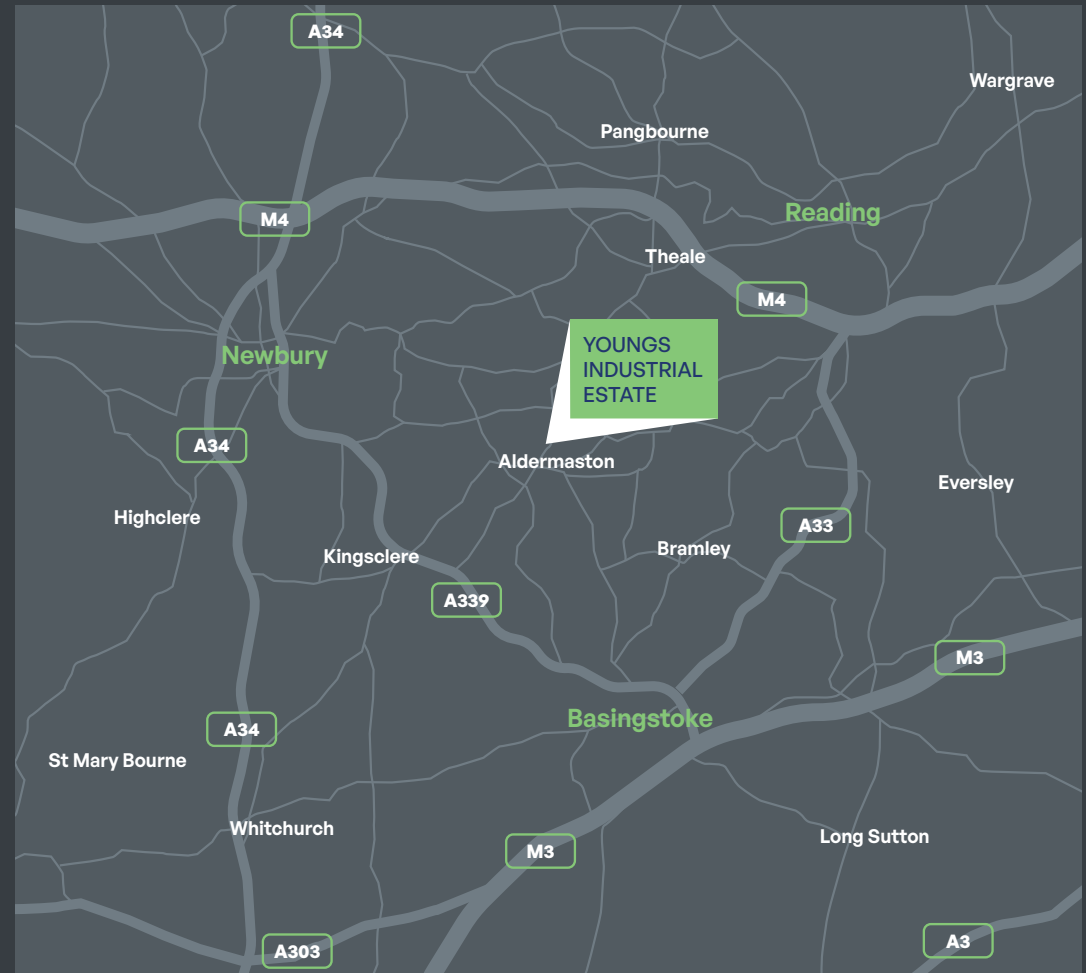
# Location

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

**CAMPBELL  
GORDON.**

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. April 2026.