



HASLAM S
CHARTERED SURVEYORS

OPEN STORAGE LAND

TO LET

AVAILABLE FROM NOVEMBER 2023



OPEN STORAGE LAND

Pips Way off A4 Bath Road Beenham Reading RG7 5PY

TYPE	OPEN STORAGE LAND
TENURE	LEASEHOLD
SIZE	3.25 ACRE SITE (1.32 HECTARES)

KEY POINTS

- > 3.25 acres of open storage land
- > Self contained hardstanding
- > Fully enclosed fenced site
- > Good vehicular access
- > Power and water provision to site
- > 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 3.25 acres and is currently laid to hardstanding. A double gate and palisade fencing enclose the site. The site has the benefit of water and electricity services.

Rateable Value

Rateable Value £172,000. Rates Payable £88,064 per annum.

Terms

The site is available to rent FROM November 2023 on a new lease on terms to be agreed. Rent on application.

Legal Costs / VAT

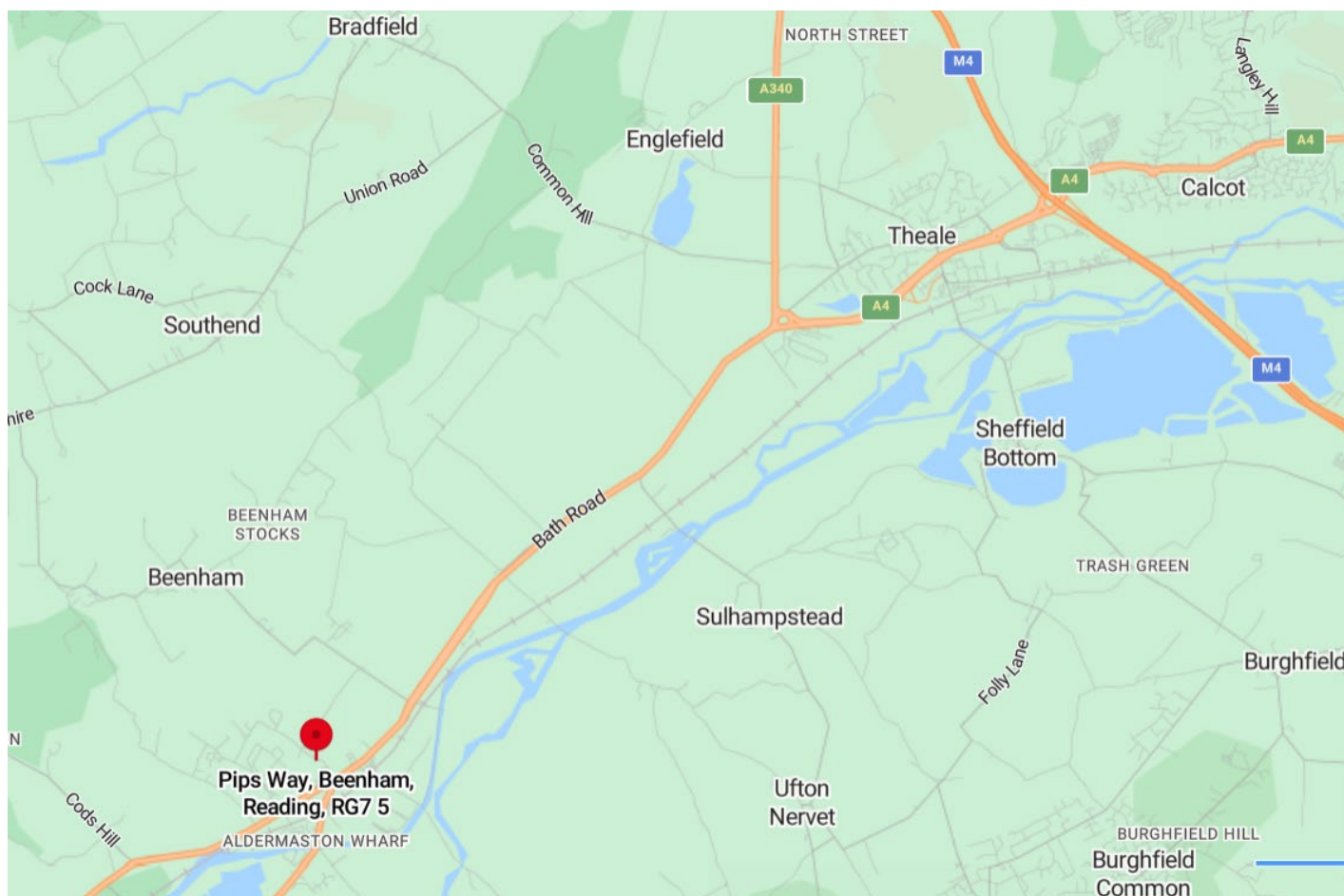
Each party to bear their own legal costs. VAT is payable.

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

