

Reading, 49 Paices Hill

Aldermaston, RG7 4PG

FOR SALE/TO LET

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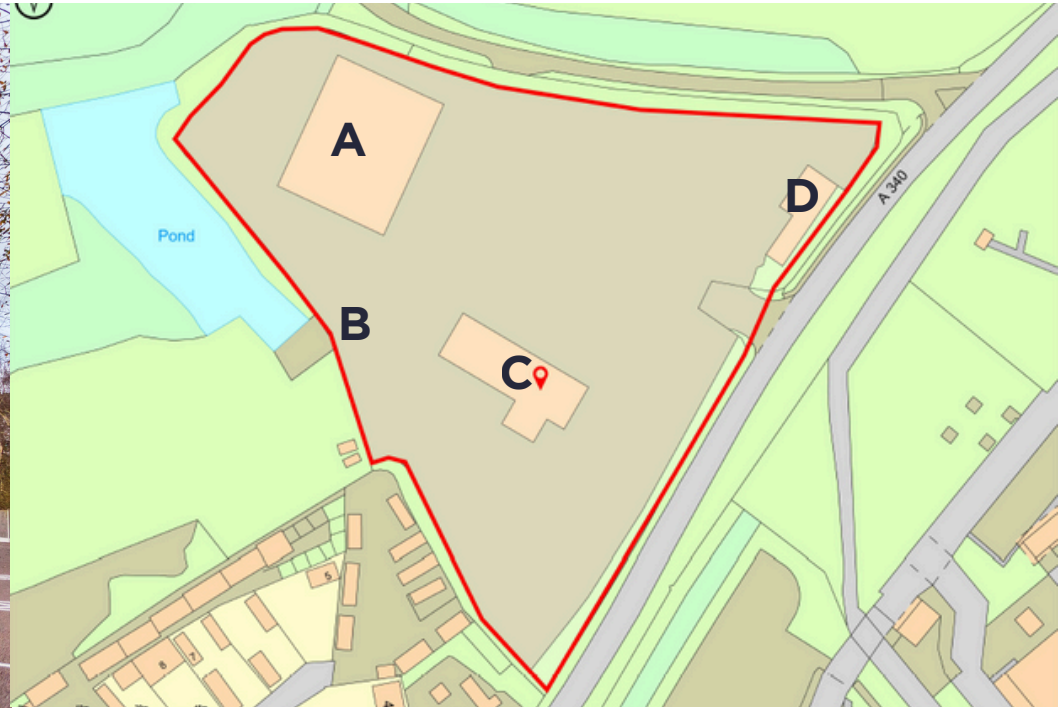


KEY HIGHLIGHTS

- Freehold for sale/to let
- 24,388 sq ft (2,265.78 sq m) on a 3.9 acre site (1.7 hectares)
- Low site density at 14%
- Strategic location, 10 miles south of M4 motorway and 10 miles north of M3 motorway
- Suitable for industrial uses (subject to planning)

23.12.24

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LOCATION

The property is situated in a prominent and accessible location in the heart of Aldermaston, just to the west of Reading. The property benefits from being within easy reach of major transport links, including the M4 motorway (Junction 12), which is approximately 5 miles to the south, providing direct access to London, the Thames Valley, and the West. 10 miles north of the property also lies the M3 (Junction 6).

DESCRIPTION

The property comprises a car dealership premises on a 3.9 acre site (1.7 hectares), made up of 4 separate buildings, showroom (A), detached workbays (B), detached workshop (C), and security & staff accommodation building (D). Externally, the site offers extensive parking provision for approximately 350 vehicles.



Building A - Showroom



Building B - Detached workbays



Building C - Detached workshop



Building D - Security/staff accommodation

ACCOMMODATION

The accommodation comprises the following areas:

	Sq Ft	Sq M
A - Showroom building		
Ground floor	10,732	997.05
First floor	4,592	426.6
B - Detached workbays	2,596	241.2
C - Detached workshop	4,636	430.7
D - Security and staff accommodation building	1,832	170.23
Overall Total GIA	24,388	2,265.78

TENURE

Our client will consider both freehold and leasehold proposals.

TERMS

Price/Rent on application

EPC

Showroom building - A (13)
 Detached workbays - B (29)
 Detached workshop - B (48)
 Security/staff accommodation building - D (86)

RATEABLE VALUE

£387,500 effective 1st April 2026

VIEWINGS

Viewings to be arranged with the selling agent only, strictly by appointment.

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