



TQ2 - Open Storage

Deans Copse Road, Theale, RG7 4GZ

**Open storage land near
Reading and M4 Motorway.**

1.40 to 2.54 Acres
(0.57 to 1.03 Hectares)

- 2.54 acre site available
- Capable of providing separate fenced and secured plots, ranging in size from 1.4 to 2.54 acres
- Enhanced Surfacing, drainage and water/power connections also available- subject to terms agreed
- Easy access to M4 (J12) approx. 10mins drive
- Open storage and other uses considered (STPP)

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Summary

Available Size	1.40 to 2.54 Acres
Rent	Rent on application
Business Rates	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The subject property consists of a plot of 4 acres potentially suitable for open storage (STPP) and can be split to accommodate a range of size requirements. Power and drainage/water connections can also be provided, the site can be fully surfaced, fenced and secured as part of negotiations. All enquiries are encouraged.

The site also benefits from planning consents for a Waste to Energy facility or 3 waste recycling units. Alternative uses would also be considered (STPP).

Location

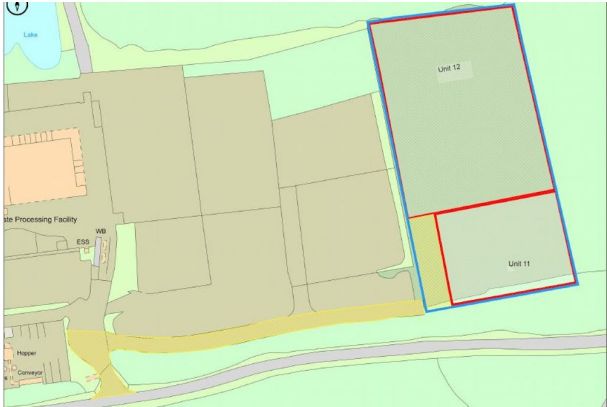
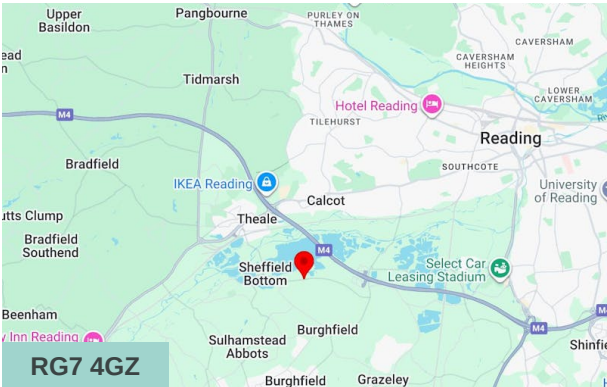
TQ2 is located on Deans Copse Road conveniently situated between Reading and Theale. There is easy road access to both J11 and J12 of the M4. Theale railway station is nearby, with regular GWR services to Reading (c. 8–10 mins), Newbury and London Paddington, and easy interchange onto the Elizabeth Line at Reading. Heathrow Airport is around 30 miles to the east.

The location is an established commercial estate, close to Arlington Business Park, major distribution/industrial estates in Theale/Calcot, and extensive retail and amenity on the A4 Bath Road.

Accommodation

The accommodation comprises the following areas:

Description	Building Type	Size	Availability
12	Industrial	2.54 Acres	Available



Viewing & Further Information



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