

PRIVATE & CONFIDENTIAL

FULLY CONSENTED MULTI-LET INDUSTRIAL DEVELOPMENT OPPORTUNITY

MIDPOINT BERKSHIRE
PAICES HILL, ALDERMASTON, RG7 4PG

June 2026

EXECUTIVE SUMMARY

FREEHOLD SITE WITH FULL PLANNING CONSENT SECURED

The site offers a rare opportunity to acquire a consented multi-let industrial development site extending to approximately 9.85 acres. The site is offered with vacant possession.

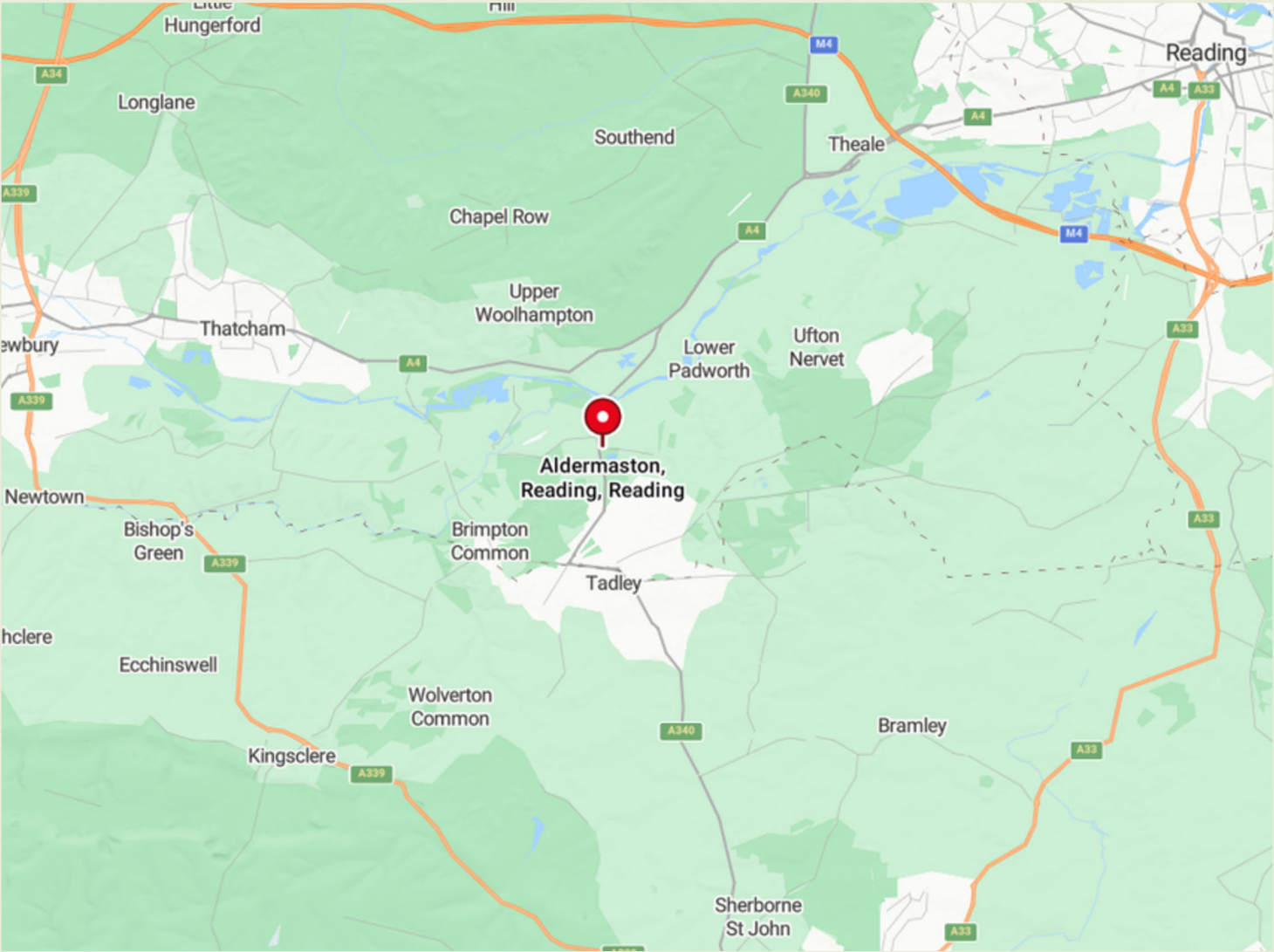
Strategically situated directly opposite the UK Government's 750 acre MOD campus (Atomic Weapons Establishment), which specialises in advanced research, design and manufacturing.

Key Highlights

- 9.85 acre freehold site
- Consent for 171,000+ sq ft across 11 units
- B8, Class E and B2 permitted uses
- Opposite AWE Aldermaston
- Access to the M4, M3 and the A34
- Adjacent to Young's Industrial Estate
- BREEAM Excellent target
- 1MVA, increasing to 1,797 kVA



LOCATION



 Road	 Rail
Aldermaston Station	2.7 miles
Junction 12 M4	6.9 miles
Basingstoke Town Centre	9.0 miles
Newbury Town Centre	10.1 miles
Theale	8 minutes
Reading	17 minutes
Newbury	18 minutes
Basingstoke	47 minutes



FOR INDICATIVE PURPOSES ONLY

AWE

MAJOR TECHNICAL EMPLOYMENT ANCHOR

AWE Aldermaston is one of the defining employment anchors in the local area, supporting a significant concentration of defence, science and engineering activity.

The UK Government is investing £15bn into the sovereign nuclear warhead programme during this Parliament, which includes the modernisation of infrastructure at the AWE Aldermaston site.

What is AWE?

A nationally significant defence, nuclear science and engineering campus.

Supply Chain Ecosystem

AWE supports a wider network of contractors, service providers, manufacturers and technical occupiers.

Relevance to the Site

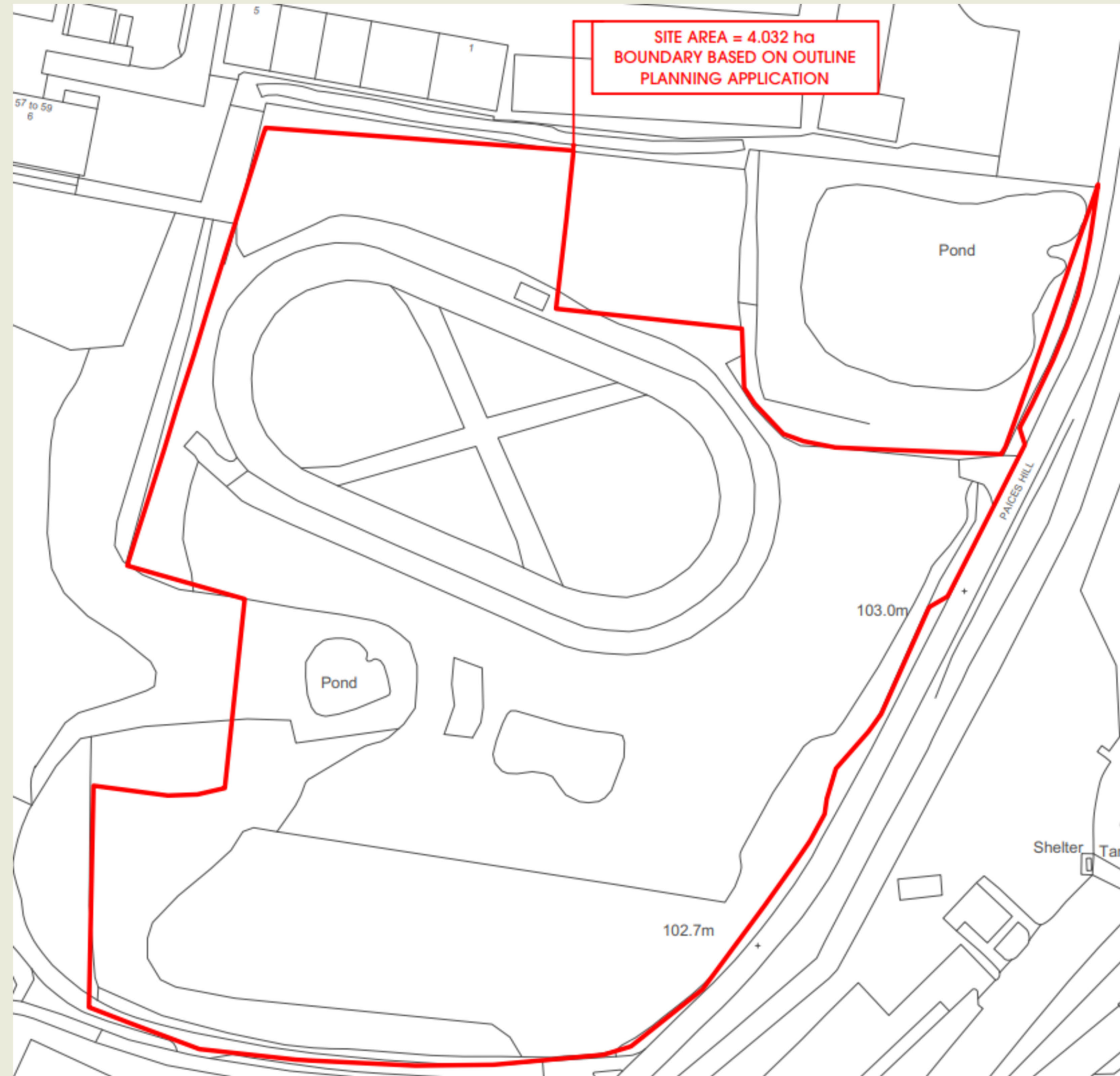
The site is directly opposite AWE and sits within an established industrial location, giving it a clear occupational rationale for engineering, manufacturing, servicing and operational users.



SITE

TITLE PLAN & OVERVIEW

- Consented industrial development site.
- Planning permission for E(g)(iii), B2 and B8 uses.
- Approved scheme of 11 units totalling 171,000 sq ft.
- Institutional specification targeting EPC A and BREEAM Excellent.
- Flexible unit sizes with scope to combine accommodation (7,960-36,250 sq ft).
- Well located for access to the M4 corridor.
- Clear route to delivery with planning secured.



SCHEME LAYOUT

HIGH-QUALITY INDUSTRIAL SPACE DESIGNED FOR PERFORMANCE, SUSTAINABILITY AND OPERATIONAL EFFICIENCY

SPECIFICATION

- 8.5m minimum eaves height
- Generous service yards
- Allocated parking per unit
- EV Charging
- Roof-mounted solar PV panels
- Grade A office accommodation
- 3-phase power provision
- Comfort cooling/heating
- Landscaped amenity areas across the scheme
- Target EPC A and BREEAM Excellent



ACCOMMODATION

UNIT	GEA (SQ FT)	GEA (SQM)	WAREHOUSE GEA (SQ FT)	OFFICE GEA	PARKING SPACES
1	23,970	2,227	21,400	2,570	19
2*	7,960	740	6,480	1,480	7
3*	9,160	851	7,680	1,480	11
4	10,300	957	9,100	1,200	14
5	29,030	2,697	26,280	2,750	25
6**	12,085	1,123	10,520	1,565	10
7**	12,085	1,123	10,520	1,565	11
8**	12,080	1,122	10,520	1,560	10
9	14,350	1,333	11,860	2,490	15
10	31,830	2,957	29,000	2,830	32
11	8,490	789	6,710	1,780	9

* Units 2 and 3 can be combined

** Units 6, 7 and 8 can be combined

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