

**TO LET 4 ACRES
WITH CONSENT FOR RECYCLING
ALSO SUITABLE FOR WASTE TO ENERGY USES
THREE UNITS 8,000 to 22,000 SQ FT**



**DEANS COPSE ROAD, THEALE, READING,
BERKSHIRE, RG7 4GZ**

LOCATION

Located approximately 4 miles southwest of Reading on Deans Copse Road with excellent access to Junction 12 of the M4 via the A4.

DIRECTIONS

Leave junction 12 of the M4 and proceed east along the A4 towards Reading for approximately 3 miles. Pass Calcot Golf Course on your left, Aldi Supermarket on your right and at the traffic lights turn right into Burghfield Road. Continue over the railway bridge, the M4 and then turn right into Deans Copse Road. Continue for approximately 1 mile and the site will be found on the right-hand side.



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DESCRIPTION

Consent has been granted by West Berkshire Council, application 17/02241/MINMAJ and implemented for three units available on a pre-let basis as follows:

Unit 1) 22,000 sq.ft with consent to process 50,000 tonnes per annum of non-hazardous commercial waste to create Refuse Derived Fuel.

Unit 2) 14,000 sq.ft with consent to process up to 25,000 tonnes per annum of waste wood.

Unit 3) 8,000 sq.ft with consent to process 7,000 tonnes per annum of mixed waste plastic.

The site is allocated for waste management and would be ideal for waste to energy uses, subject to planning, in addition to the existing consent.

TERMS

The buildings are available on a pre-let basis. Lease terms and rent on application.

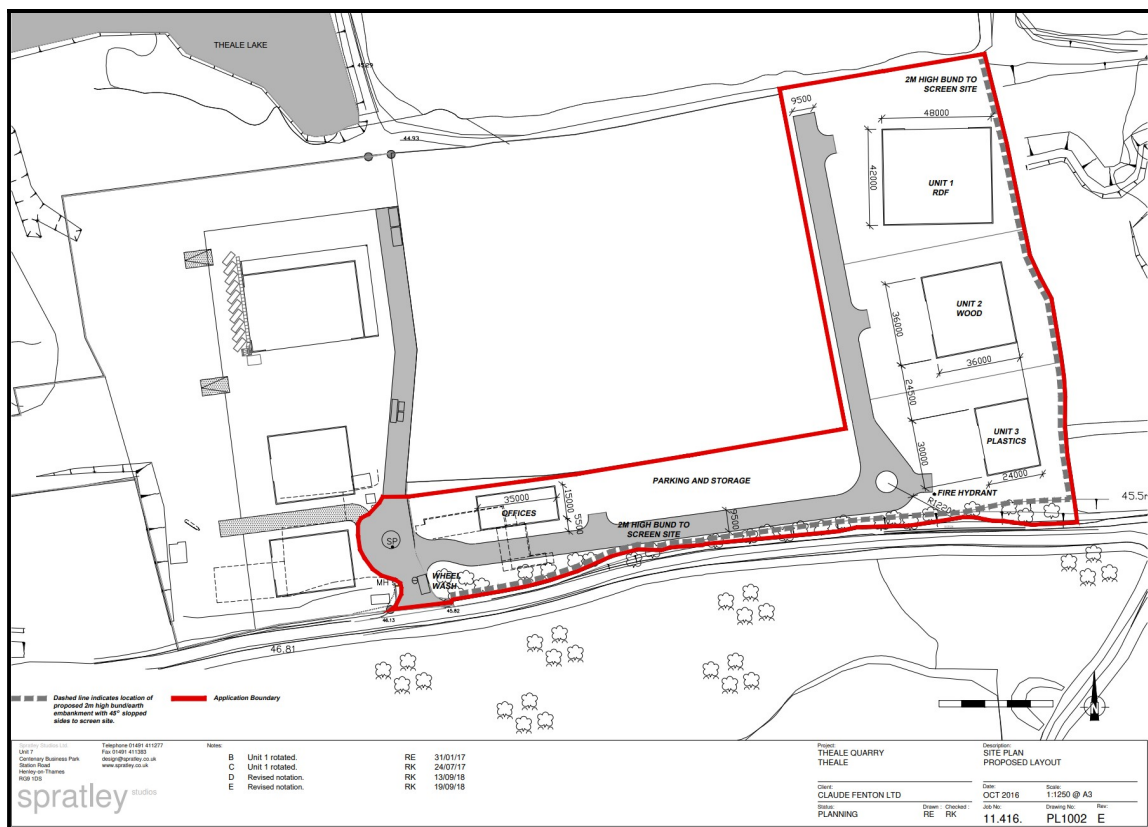
FINANCE ACT

The terms mentioned in these details and in any negotiations are exclusive of VAT where payable.

FURTHER INFORMATION

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Plan not to scale