



## TQ2 Site - Waste to Energy plant.

Deans Copse Road, Theale, RG7 4GZ

**Plot with consent for waste  
to energy plant near  
Reading and M4 Motorway.**

**0.80 to 4 Acres**  
(0.32 to 1.62 Hectares)

- 4 acre site total area
- Existing planning consent for waste to energy plant.
- Forming part of established wider commercial estate.
- Easy access to M4 (J12) approx. 10mins drive
- Site is also consented for 3 units for waste recycling facilities

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## Summary

<b>Available Size</b>	0.80 to 4 Acres
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

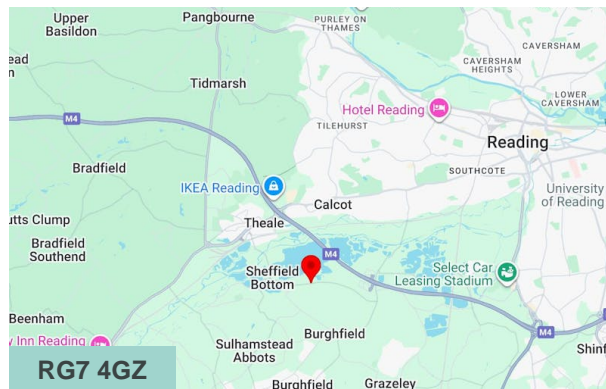
## Description

The subject property consists of a plot of approx. 4 acres. Planning consent has been granted for development of an advanced conversion and recovery facility comprising of two buildings including processing hall, offices, access route, parking, cycle spaces and storage. The consent has been lodged with West Berkshire council application no. 24/00247/MINMAJ.

## 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.



## Viewing & Further Information



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