



BOUND OAK

Eversley Road Arborfield Nr Reading RG2 9PN

TYPE	INDUSTRIAL SITE
TENURE	FREEHOLD
SIZE (GIA)	2.43 ACRES Planning Consent for 24,254 sq ft

KEY POINTS

- > Offers are invited on an unconditional basis in the region of £1,650,000 exclusive
- > Comprising mainly hard standing
- > Of interest to owner occupiers or developers
- > Strong Thames Valley location
- > Good access to A33, M4 via Junction 11 and M3 via Junction 5 and 4a

Location

The property is situated on the outskirts of Arborfield Green which lies to the South West of Reading, 10 minutes drive from Junction 11 of the M4 motorway or 20 minutes from Junction 5 of the M3 motorway at Hook.

Basingstoke Station is 20 minutes by taxi and benefits from frequent rail services to London Waterloo (1 hr 30 mins), London Paddington (25 mins) Southampton (50mins).

London's Heathrow airport is approximately 40 minutes travel by car, Bournemouth airport is approximately 1 hour 10 mins drive and Southampton airport is approximately 1 hour away by car. The airports also have rail and bus links to Reading.

We would refer you to the location plan below for further information.



- Boundoak
- Reading Train Station
- Junction 11 M4

Description

A copy of an Ordnance Survey Extract Plan accompanying these particulars of sale shows the approximate boundaries of the property edged in red.

The property offers 2.43 acres (0.98 hectares) of mainly hard standing and is accessed via a gate off the highway.

Tenure

The property will be sold freehold with Vacant possession.

Planning

The site has a detailed planning consent (Ref. 251461) for the development of 4 buildings providing 9 units, totalling 2,253 sq m (24,254 sq ft). The consent covers industrial and commercial use under Classes E(g)(iii), B2 and B8, with landscaping and access.

All pre-commencement conditions have been discharged, and the Section 106 obligations have been met. Some pre-occupation conditions are still to be discharged, covering parking management, walking and cycling, lighting and CCTV, contamination verification, biodiversity enhancement and the SuDS maintenance plan. Under the Section 106, the occupier must also submit a final Travel Plan within 3 months of occupation.

For further information please see: [Wokingham Borough Council Online Planning - Details](#)

Any planning related queries should be directed to the Local Planning Authority

Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Telephone: 0118 974 6000
Web: www.wokingham.gov.uk

Power

As part of the redevelopment, a dedicated electricity allocation and new substation have been arranged for the scheme. The total peak load is 674 kVA: 75 kVA each for Units 1, 2 and 6, 69 kVA each for Units 3, 4, 5, 7, 8 and 9, and 35 kVA for landlord supplies.

The site also has an existing three-phase supply.

Other Utilities

The site is connected to the main Thames Water network.

The site is not connected to the public sewer so a private solution would be required.

Live BT / Openreach plant serves the site. Cable and duct run from the Eversley Road roundabout west along the Wokingham Lane frontage into the estate, with poles and joints. Virgin media, and Gigaclear apparatus also runs close by along Eversley Road.

The site is not connected to mains gas.

Prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

Dataroom

A dataroom link is available on request. The dataroom includes title, plans and information on utilities.

Anti-Money Laundering Regulations

To comply with Anti-Money Laundering regulations, Haslams Surveyors LLP undertakes ID checks for all successful purchasers and tenants where legislation requires us to do so.

VAT

The site is elected for VAT and VAT will therefore be payable on the purchase price.

Energy Performance Certificate (EPC)

Not Applicable

Price

£1,650,000 exclusive

Method of Sale

The site is offered for sale by way of informal, non-binding tender with the vendor reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice.

Offers are sought for the freehold interest on an unconditional (Subject to Contract only) basis.

Subject to planning offers would be considered but they are not the preference of the vendor.

All offers should state whether they are submitted with or without Board approval and whether they are dependent on bank or similar finance being available with confirmation or proof of funding.

Viewing and All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Haslams Surveyors LLP

Apex

Forbury Road

Reading

Berkshire

RG1 1AX

Telephone: 0118 921 1515

Or email: neilseager@haslams.co.uk or tomholwell@haslams.co.uk

Viewings of the property are strictly by appointment only.

Please note that parties must not enter the property without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at October 2026 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.



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Site at Boundoak Industrial Estate

