



ALDERMASTON PARK

BERKSHIRE

FOR SALE

**139 Acres (56.3 Ha) Private Estate & Lake
Up to 101,000 sqft (9,383 sqm)**



A UNIQUE
COMMERCIAL
PORTFOLIO
NEAR READING
BERKSHIRE





THE OPPORTUNITY

Aldermaston Park is a unique private estate in Berkshire extending to approx. 139 acres (56.3 ha).

The Estate comprises a collection of historical buildings and purpose built offices set in stunning private grounds and overlooking a lake. Potential uses could include:

- + **Existing Office use**
- + **Care Home and Senior living**
- + **Education & training centres**
- + **Medical / Hospital**
- + **Hotel & Leisure**
- + **Public sector**
- + **Residential**
- + **Science/Laboratory Space**

139 ACRES OF PRIVATE ESTATE WITH A COLLECTION OF PURPOSE BUILT COMMERCIAL AND HISTORICAL BUILDINGS

ALDERMASTON
VILLAGE

ALDERMASTON
LAKE

01

02

03





01.

PORTLAND HOUSE

Office HQ extending to approximately 85,000 sq ft (NIA) with extant permission for additional c.74,000 sq ft.



02.

ALDERMASTON MANOR

Grade 2* Listed Victorian Manor House, formerly a hotel.



03.

OXFORD HOUSE

Two storey office building extending to c.16,000 sq ft capable of refurbishment.

04.

THE PAVILION

c.4.5 Acre amenity to compliment the estate





HUGE
POTENTIAL

CARE HOME
EDUCATION
MEDICAL
HOTEL
PUBLIC SECTOR
RESIDENTIAL



CONNECTIVITY

Aldermaston Park is set in the heart of the Thames Valley and benefits from direct road and rail links to London and beyond.

Aldermaston is located in central Berkshire benefiting from excellent road, rail and air links. The M4 and M3 motorways are located close by, and link to the A34 dual carriageway providing access to the centres of Reading, Newbury, Basingstoke and Oxford.

Aldermaston Station is 2 miles from Aldermaston Park and provides a regular train service to Reading and Newbury. High speed rail services are available from Newbury, Reading and Basingstoke to Central London. The Elizabeth Line will also offer direct services from Reading across London. Heathrow Airport is accessible via the M4 motorway.

CAR

Source – Google Maps

M4 J12 - 6 MILES

READING (Town Centre) - 11 MILES

HEATHROW - 37 MILES

CENTRAL LONDON - 51 MILES

TRAIN

Source – Trainline

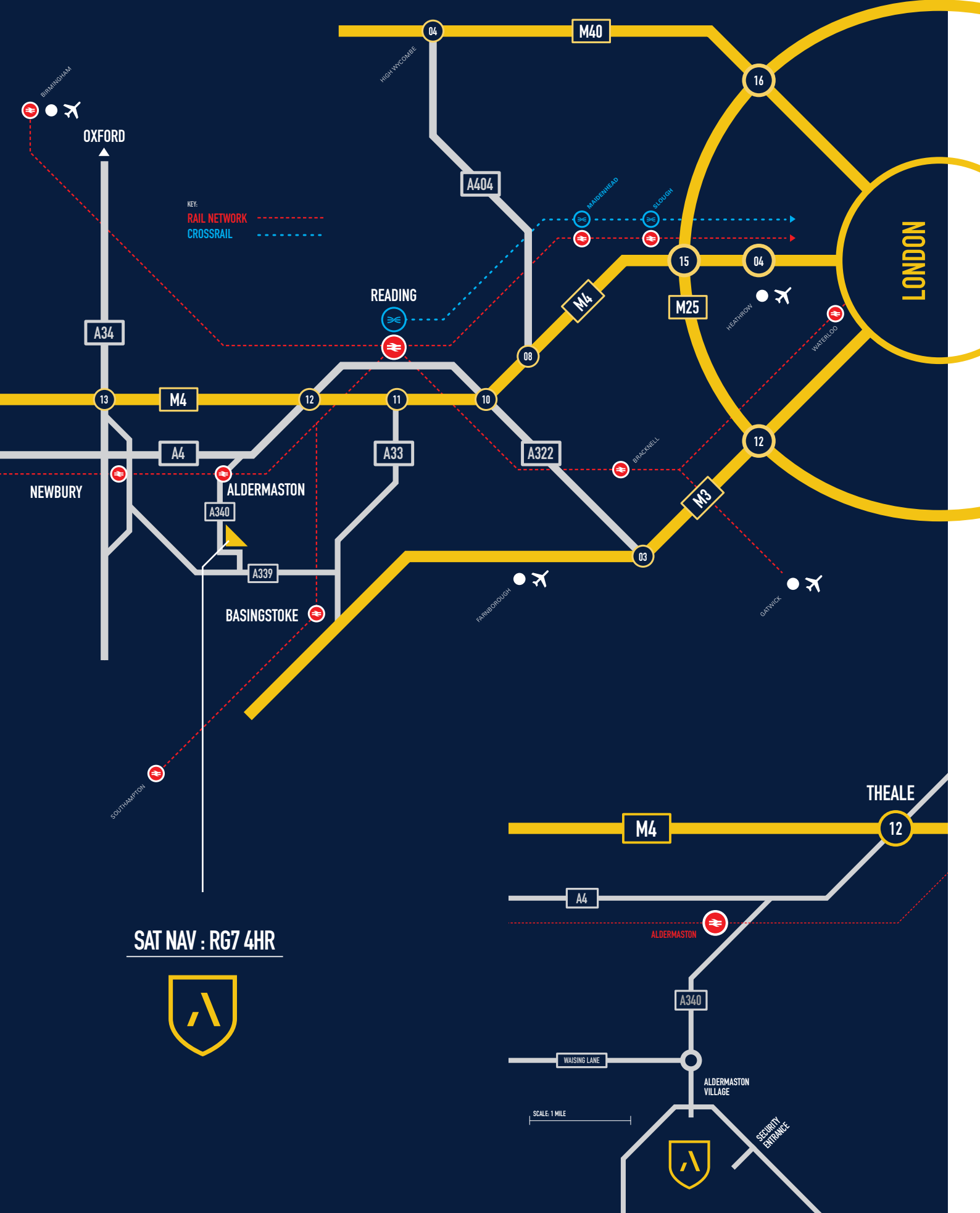
PADDINGTON - 48 mins

BRISTOL - APPROX. 1 HOUR 47

CROSSRAIL

From Reading

BOND STREET - 54 mins





WHY

READING?

PRODUCTIVITY



**Top 3 UK
workforce for
productivity.**

Reading is amongst the highest productivity per worker (GVA) in the UK. Average productivity of £83,800 per job. (5th Highest Centre per Cities 2020)

WELLBEING



**Best place
to live
and work.**

Best place to live and work in the Good Growth for Cities Index 2019. Fastest growing economy in the region. Reading future growth (20-23) forecast 2.2%.

AMENITIES

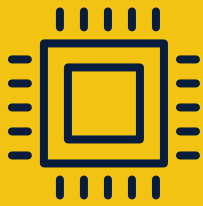


**Three major
regional
shopping centres.**

Three major regional shopping centres within 20 minutes. Newbury (Parkway), Basingstoke (Festival Place) and Reading (Oracle) all providing c.2.4m sq ft of brander retail stores.

There's a reason why Reading tops current UK business league tables and attracts global influencers and investors to its tech and creative hub – and its not just the new £900m train station, high-speed London rail connections, Crossrail, scenic town and world-class graduates.

For those who value their health and home lives as much as their high-flying CVs, Reading offers high-tech offices within a rare oasis of beautiful countryside. You can step straight from your desk into fresh air, idyllic river walks, history, and of course a lively choice of shops and restaurants.



UK'S NO.1 TECH

3x The national average of tech businesses
5th highest start-up rate in the UK.



ECONOMY

Fastest growing economy in the UK.
2nd most dynamic economy after Cambridge,
with £650m contributed to the local economy
annually by the university.



WELLBEING

Rated 8th best European micro city for quality
of life based on health, labour force and
income. (Financial Times).



CONNECTIVITY

Over 200 trains per day link Reading to
London in 22 minutes.



UNIVERSITIES

Top 1% of Global Universities
54% of the working population is
educated to degree level or equivalent
(Centre for Cities 2020).



KNOWLEDGE ECONOMY

Ranked 1st of 63 in the UK for business
services (Centre for Cities 2020).



DESTINATION

2nd for Concentration of Businesses
2nd only to London for concentration of SME's
with 364% per 10,000 population.



LABOUR FORCE

No1 in the UK for the % of people in
the Labour market in employment.
Employment Rate 2018 - 79.7%.



INVESTMENT

Reading region ranked in top 25 most
attractive European Cities for foreign
investment. (Financial Times 2018/19).



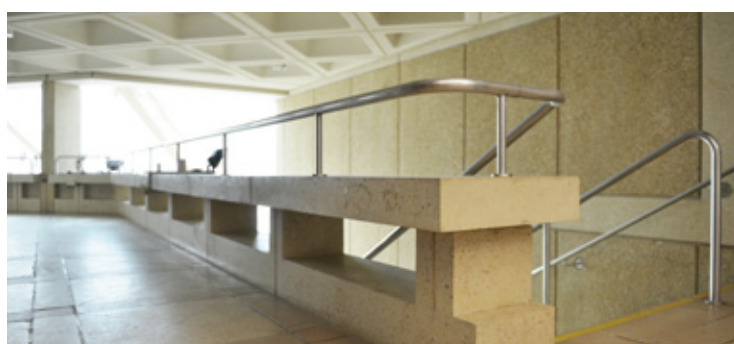
PORTLAND HOUSE

Office HQ extending to approximately 85,000 sq ft (NIA) with extant permission for c.74,000 sq ft for offices

This iconic and award-winning building was built by Blue Circle as their HQ premises, to showcase the possibilities of concrete as a building material. A variety of finishes – some polished and some rough – and striking elevational treatments make this a unique building in a Parkland setting.

Surrounded by mature woodland and overlooking an ornate lake, Portland House provides a tranquil and secure workplace with unique amenities. Extensive landscaping links the spectacular adjoining Manor House, to the beautiful lake which is the backdrop to Portland House. Modern business needs can be satisfied by discreet and sophisticated security provisions, excellent parking ratios and connectivity.

ACCOMMODATION	SQ FT (NIA)	SQ M (NIA)
LEVEL 4	6,320	587
LEVEL 3	24,727	2,297
LEVEL 2	24,077	2,236
LEVEL 2	2,000	185
LEVEL 1	16,312	1,515
LEVEL 0	10,732	997
SUB TOTAL	83,808	7,786
GATE HOUSE	1,111	103
TOTAL	84,919	7,889





ALDERMASTON MANOR

Grade 2 Listed Victorian Manor House

The Manor House is a Grade II* Listed, Elizabethan style courtyard house predominantly rebuilt in the 19th Century with a number of historic features dating back to the 17th Century. The building incorporates stained glass windows, a large imposing ornate hand carved staircase, wood panelling in principal rooms and chimney stacks from the original 1636 house.

The Manor House was previously operated as a hotel and conference facility until 2008 which at the time benefitted from 33 en-suite rooms, a large reception hall, dining room, conference facilities and kitchen. The property is situated in the centre of Aldermaston Park with views extending over the gardens and lake.

EPC rating C - 67

THE MANOR HOTEL:

ACCOMMODATION	SQ FT (NIA)	SQ M (NIA)
2ND FLOOR	4,813	447
1ST FLOOR	8,657 + 222	804 + 21
GROUND	10,646 + 1,255	989 + 117
TOTAL	25,593	2,377

THE MANOR COURTYARD:

ACCOMMODATION	SQ FT (NIA)	SQ M (NIA)
1ST FLOOR	4,138	384
GROUND	7,170	666
TOTAL	11,308	1,050

ELEGANCE CHARACT POTENTIAL



Offers are sought for the entire estate known as Aldermaston Park and all assets contained therein. Unconditional offers are preferred. The property may be suitable for alternative uses, subject to planning, with interested parties satisfying themselves as to the viability of such uses.

VIEWINGS

Viewings are strictly by appointment through Vail Williams the Sole selling Agents:



Guy Parkes
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07788 188 874

Andrew Baillie
abaillie@vailwilliams.com
07502 233 770

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**ALDERMASTON
PARK**

BERKSHIRE

