



TO LET

Secure former metal recycling and open storage facility

Comprising offices, workshops, weighbridges and fully surfaced concrete yard extending to 2.02 acres

Vigo Lane, Yateley, GU46 6ED

FINCORN

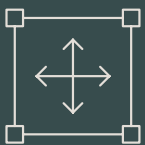


SUBSTANTIAL 2.02-ACRE OPEN STORAGE & INDUSTRIAL SITE WITH EXCELLENT M3 ACCESS

Vigo Lane, Yateley is a former metal recycling and open storage site extending to approximately **2.02 acres**.

The property includes a **two-storey brick building** that was formerly an office, a weighbridge office, and a range of workshop and storage buildings, supporting a variety of industrial and trade uses.

The site benefits from a **strong power supply**, surfaced open storage areas and **two separate access points** across its varied topography, providing operational flexibility.



Surfaced open storage yard



Two-storey brick building



Multiple workshops and storage units



Strong power and services



Under 4 miles to M3 Junction

ON-SITE BUILDINGS SUPPORTING A RANGE OF USES

The site is well suited to **industrial, trade, storage and recycling-related operations**, offering secure yard space, practical accommodation and excellent regional connectivity.

ACCOMMODATION

Area	sq. m.	sq. ft.
Office	186.32	1,005
Plant Workshop	153.86	1,656
Tyre Storage	38.72	417
Shed	41.23	444
Weighbridge	83.43	898
Total (GIA)	8,174.65	87,991

Measured on a Gross Internal Area (GIA) basis.



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A WELL-CONNECTED SOUTH EAST LOCATION

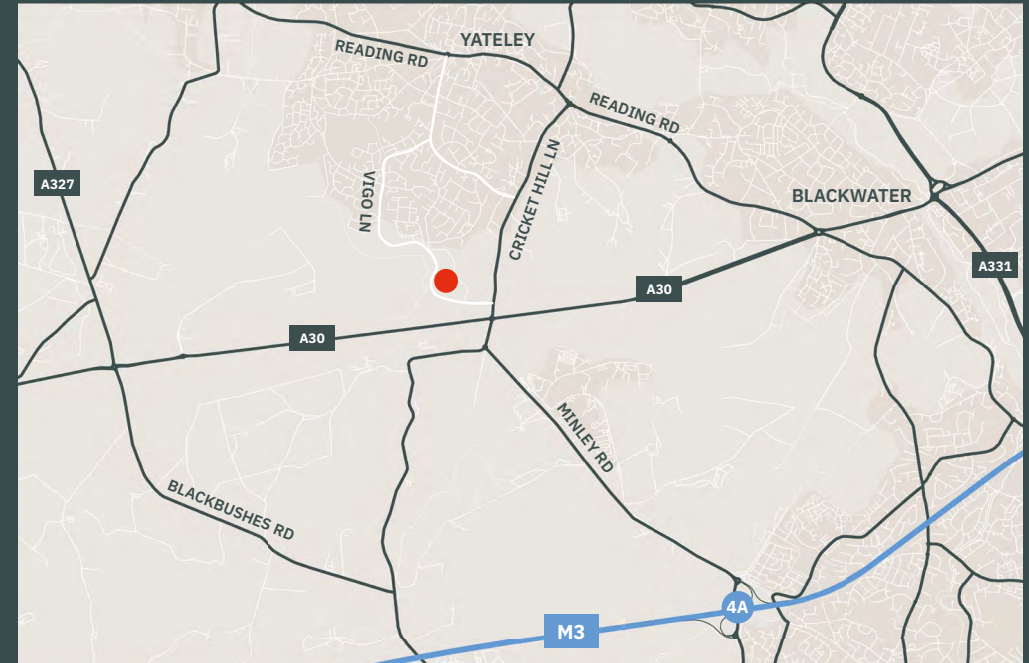
The site occupies a well-connected position in Yateley, close to the A327, providing efficient access to commercial centres across Berkshire, Hampshire and Surrey.

The location supports both local and regional operations with strong road and public transport connectivity.

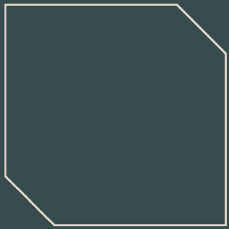
KEY ROAD CONNECTIONS INCLUDE:

- A327 – immediate access
- M3 (Junction 4A) – approx. 4 miles
- Farnborough – approx. 5 miles
- Reading – approx. 10 miles

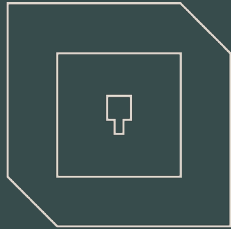
Local bus services and nearby rail stations at Blackwater, Sandhurst and Farnborough provide onward connections into London and the wider South East.



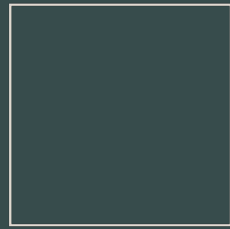
About Concreit



FLEXIBLE



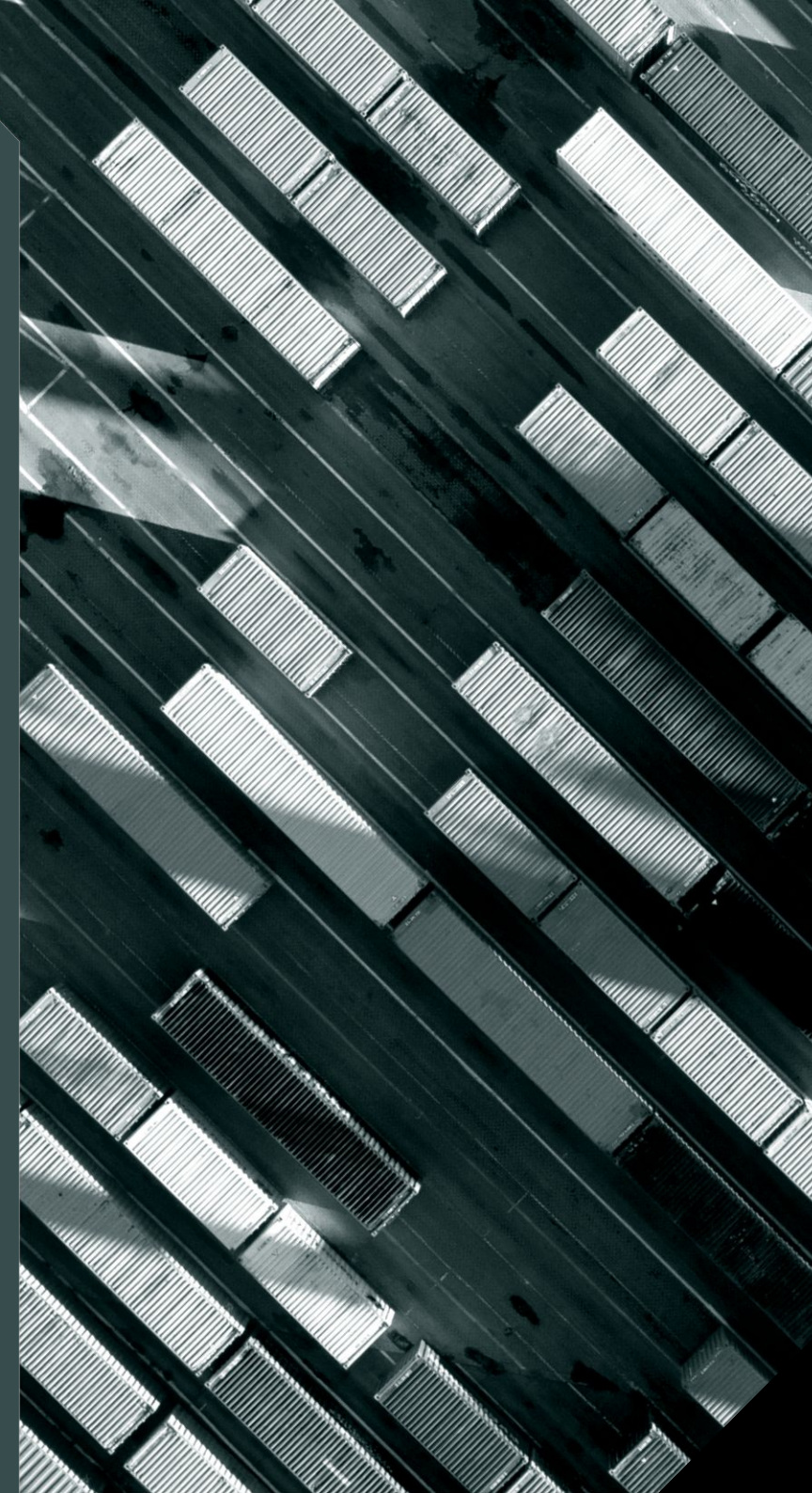
SECURE



OPEN SPACE

Concreit is the UK's leading provider of industrial open storage solutions, offering secure, fully serviced sites tailored to the needs of logistics, construction, and infrastructure businesses. With strategically located facilities featuring HGV-suitable concrete surfaces, 24/7 access, and essential utilities, Concreit ensures seamless operations for clients across the country.

CONCREIT



BUSINESS RATES

Rateable Value: £87,000

Parties should make enquiries with the Valuation Office Agency (VOA).

RENT

Price on application.

LEGAL COSTS

Each party to bear their own legal costs.

TERMS

The property is available by way of new lease on terms to be agreed.

Get in touch for more information:

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