

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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OFFICE/BUSINESS UNIT FOR SALE or TO LET

Approx 2,206 sq ft (205 sq m)



4 Hercules House
Calleva Park
Aldermaston
Hampshire
RG7 8JA



Location

Set in the heart of the Newbury/Reading/Basingstoke triangle, Calleva Park is convenient for both the M4 and M3 motorways and offers an attractive, well maintained and secure environment for your business.

Description

The second phase of the park was constructed in the 1990s and the property offers an excellent opportunity to base your business on this award winning development.

The accommodation comprises mainly open plan accommodation, ground/first floor offices/business space with part demountable partitioning.

Amenities

- Recently upgraded fibre broadband on the estate.
- Mainly open plan accommodation.
- Male & female wc's/tea point
- Kitchen/staff break out area
- 6 car parking spaces plus ample visitor on-site parking nearby.
- Air conditioning/comfort cooling
- Suspended ceilings with CAT II lighting.

Floor Areas (GIA)

Ground Floor	1,103 sq ft	102.5 sq m
First Floor	1,103 sq ft	102.5 sq m
Total Area	2,206 sq ft	205 sq m

Price

Offers in the region of £190,000 for the virtual freehold interest.

Rent

£16,000 per annum exclusive.

Service Charge

£568.11 per quarter plus VAT. Calleva Park benefits from high quality estate management by County Estates. Items included are landscaping, gutter clearance, window cleaning, security to include after hours guarding/patrols.

Rates

Rateable value	£14,500
Uniform Business Rate (2017/18)	46.6p/£
Rates Payable (estimated)	£6,757

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority, West Berkshire Rating Department (01635 519520).

EPC

The property has an Energy Performance Rating of - awaited.

Legal Costs

Each party to bear their own costs in this regard.



Viewing

Strictly by appointment through the sole agents, contact:

Russell Ware

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