

01925 822112

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For Sale/May Let - Office/Production/Storage Unit - 1,886 sqft.



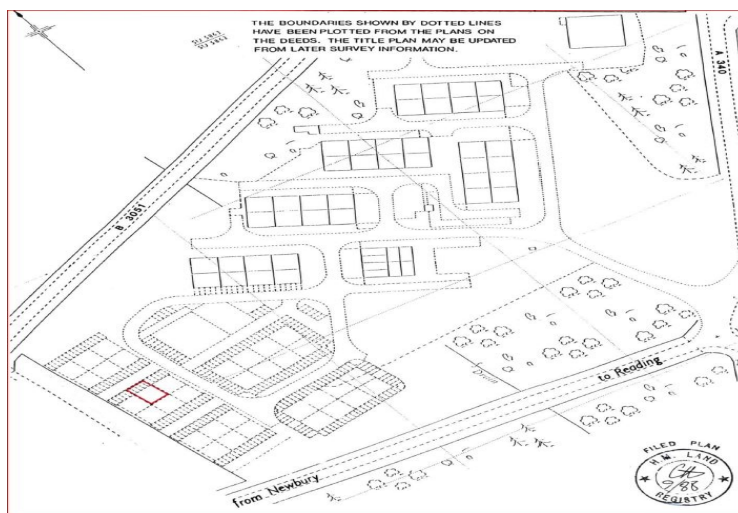
Unit 2A/B, Zephyr House, Calleva Park, Aldermaston, Reading, Berkshire, RG7 8JN

FEATURES

- Ideal for Investor/Owner Occupier/SIPP Purchase.
- Offers over £150,000 - No VAT payable.
- Potential to split floor by floor.
- Refurbishment opportunity.
- 5 car parking spaces.

CONTACT

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LOCATION

Calleva Park is a well established development of light industrial and office units. It is strategically located at the heart of the Reading, Newbury, Basingstoke triangle with easy access to the M3 and M4.

DESCRIPTION

Rare opportunity to purchase 1,886 sqft office/business unit in Aldermaston, Reading. The property would suit an investor, owner occupier or SIPP purchase.

The property benefits from separate access doors at both ground and first floor with direct access off the main stairwell. In addition, each floor has its own WC and kitchen facilities. There are five car parking spaces outside the property.

The property will be offered with vacant possession. Offers are invited in excess of £150,000, there is no VAT payable on the purchase price.

There is also an estate service charge to pay to cover site landscaping and maintenance. The charge is £568.11 per quarter plus VAT.

MEASUREMENTS

The property offers great flexibility for use, being suitable for office, clean light production and storage uses. The property has previously been split on a floor by floor basis. It is currently fitted out in a mix of open plan and partitioned offices.

The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

Ground Floor - 905 sqft.
First Floor - 982 sqft.
Total - 1,886 sqft.

PRICE

The property is available to purchase at £150,000 for the Freehold.

BUSINESS RATES

The property currently has a rateable value of £11,250.

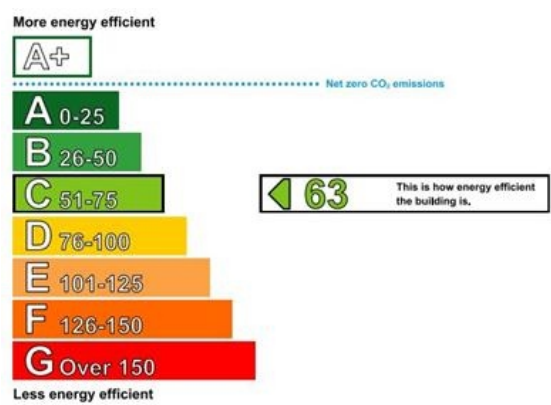
Business rates payable for 2017/2018 are expected to be around £5,242.50 - Business rates exemption for qualifying businesses.

TERMS

The title is a virtual freehold on a 999 year lease from 29th September 1984 at a peppercorn rent of £100 per annum payable to the freeholder.

Viewings arranged by appointment only. Please contact Sam Birtwistle on 01925 822112.

EPC



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