



# UNIT 3 ORPHEUS HOUSE

Calleva Park Aldermaston RG7 8TA

|        |   |
|--------|---|
| TYPE   | OFFICE / WORKSHOP                       |
| TENURE | LEASEHOLD / LONG LEASEHOLD              |
| SIZE   | 2,148 - 4,561 sq ft<br>(200 - 424 sq m) |

## KEY POINTS

- > Available for immediate occupation
- > Fully refurbished
- > Business park location
- > Ground floor office / workshop with first floor offices
- > Ample car parking

## Location

The property is situated within Calleva Park in Aldermaston which lies roughly in the middle of a triangle formed by the towns of Reading, Basingstoke and Newbury.

Calleva Park is a large Business Park providing circa 225,000 sq ft of business space.

## Description

The property comprises of a purpose built two storey mid-terraced building.

The property has been fully refurbished and comprises of office/workshop accommodation on the ground floor and offices on the first floor. The ground floor offers open plan accommodation, male and female WC and a kitchen. The first floor offers open plan accommodation, male and female WC, a kitchen and 2 meeting rooms.

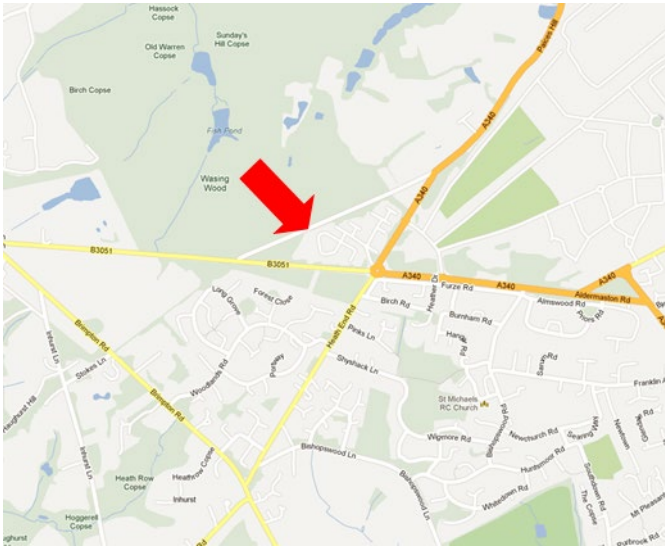
## Specification

- Open plan office accommodation
- Meeting rooms
- Air conditioning
- Gas fired central heating
- Kitchenette on each floor
- Male & Female WC's on each floor
- Ample car parking

## Accommodation

The floor areas measured according to International Property Measurement Standard (IPMS(3)) together with the passing rents are as follows:

| Floor        | sq ft | sq m   |
|--------------|-------|--------|
| Ground Floor | 2,148 | 199.55 |
| First Floor  | 2,413 | 224.17 |
| Total        | 4,561 | 423.72 |



## Energy Performance Asset Rating

Ground Floor: D:82  
First Floor: TBC

## Terms

A new FRI lease to be contracted outside the L&T Act for a term to be agreed. The long leasehold of the ground floor is also available to purchase.

## Rateable Value 2023/24

Ground Floor: £13,000  
1<sup>st</sup> Floor: £13,750

## Legal Costs / VAT

Each party to bear their own legal costs.  
The property is not elected for VAT.

## Anti-Money Laundering Regulations

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

## Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



Georgia Fearn  
0118 921 1513  
georgiafean@haslams.co.uk



Ed Ponting  
0118 921 1507  
edponting@haslams.co.uk

