



UNIT 5 ZODIAC HOUSE

Calleva Park Aldermaston Reading RG7 8HN

TYPE	OFFICE / WORKSHOP
TENURE	LEASEHOLD / VIRTUAL FREEHOLD
SIZE	2,265 SQ FT (210 SQ M)

KEY POINTS

- > Flexible office unit
- > Business park location
- > 5 car parking spaces
- > Double door access

Location

The property is situated within Calleva Park in Aldermaston which lies roughly in the middle of a triangle formed by the larger towns of Reading, Basingstoke and Newbury. Calleva Park is a large Business Park established in 1989 and provides circa 225,000 sq ft of business space.

Description

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

The property consists of office/workshop accommodation on the ground floor and offices on the first floor. The ground floor offers open plan accommodation and male & female WCs. The first floor consists of 4 meeting rooms, a tea point and male & female WCs.

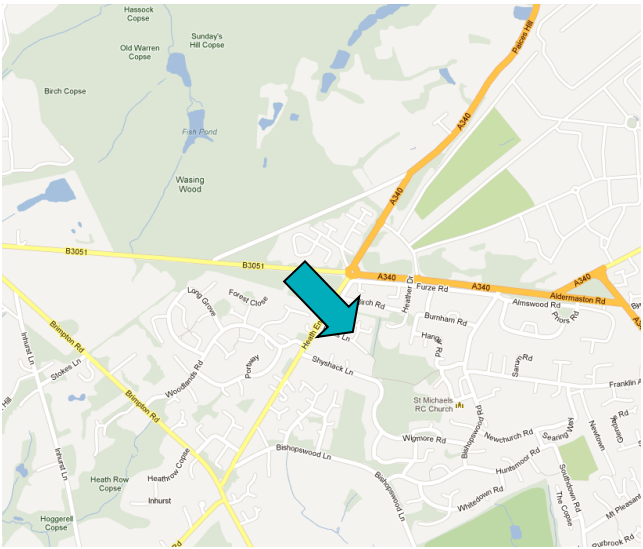
Specification

- Mix of open plan and partitioned space
- Suspended ceilings
- Alarm system
- Kitchen / tea point
- Male & female WC's
- Double door access
- 5 parking spaces

Accommodation

We understand the Gross Internal Area (GIA) is as follows:

Floor	sq m	sq ft
Ground Floor	103.06	1,109
First Floor	107.36	1,156
Total	210.42	2,265



Energy Performance Asset Rating

EPC Rating: D (93)

Terms

The long-leasehold interest is offered for sale (approx. 961 years remaining).

Legal Costs / VAT

Each party to bear their own legal costs.
Prices are quoted exclusive of VAT.

Business Rates

The Rateable Value for the property is £11,500.

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 agents for further information or an appointment to view.



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