



UNIT 23 EASTER PARK

Easter Park Aldermaston Berkshire RG7 2PQ

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	FREEHOLD
SIZE	1,324 SQ FT + 1,234 SQ FT MEZZANINE (123 SQ M + 114 SQ M)

KEY POINTS

- > Electric loading door
- > Eaves height 6.1m
- > Floor loading 30kN/sq m
- > Mezzanine floor
- > 3 allocated car parking spaces

Location

Unit 23 is located on Easter Park comprising an established, modern business park approximately midway between Reading, Basingstoke and Newbury.

Road communications are excellent with easy access to both Junctions 11 and 12 of the M4 and J6 of the M3 motorways and 11-miles from Newbury.

what3words ///salads.commuting.bulk

Description

Built in 2008, Unit 23 comprises a modern, high quality mid-terrace industrial / warehouse.

Specification

- Electric loading door 4mW x 4.5mH
- Eaves height 6.1m
- Floor loading 30kN/sqm
- Height under mezzanine 2.94m, 3.19m above
- 3 phase power
- Partitioned office space
- 3 allocated car parking spaces & 1 visitor space
- Fire alarm

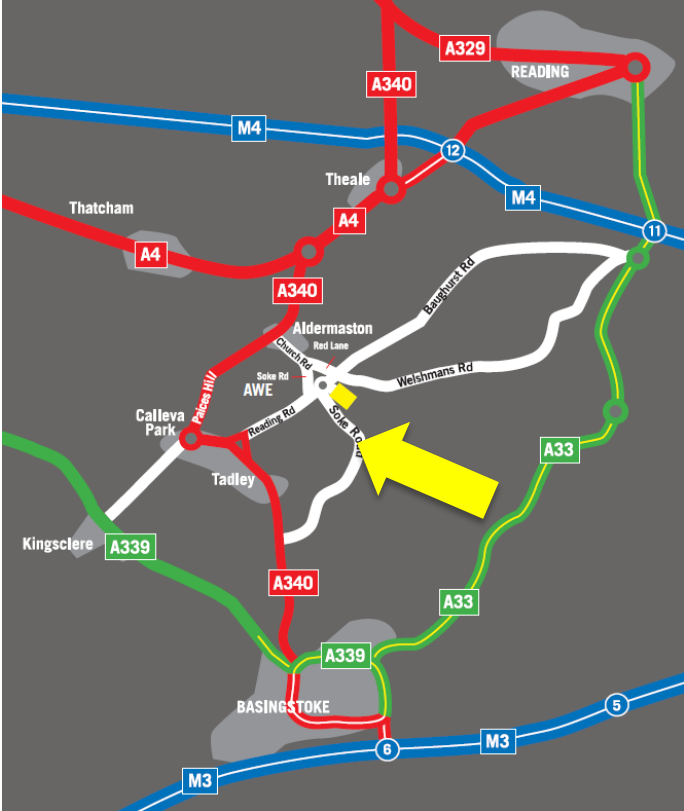
Accommodation

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

Description	sq ft	sq m
Industrial / Warehouse	1,324	123.02
Mezzanine Floor	1,234	114.43
Total	2,558	237.45

Energy Performance Asset Rating

To be assessed



Business Rates

Rateable Value: £13,750

Terms

The freehold of the property is available to purchase with vacant possession.

Legal Costs and VAT

Each side to pay their own legal and professional costs. VAT is payable.

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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