



# UNIT 24 EASTER PARK

Easter Park Aldermaston Berkshire RG7 2PQ

<b>TYPE</b>	<b>INDUSTRIAL / WAREHOUSE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>1,327 SQ FT + 807 SQ FT MEZZANINE</b> (123 SQ M + 75 SQ M)

## KEY POINTS

- > Electric loading door
- > Eaves height 6.1m
- > Floor loading 30kN/sq m
- > Mezzanine floor
- > Goods lift
- > Benefits from retail and motor trade use

## Location

Unit 24 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 24 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 and 3.19m above
- Open goods lift
- 3 phase power
- Good natural light
- Shower room
- Kitchen
- Intruder alarm
- Fire alarm
- 3 parking spaces

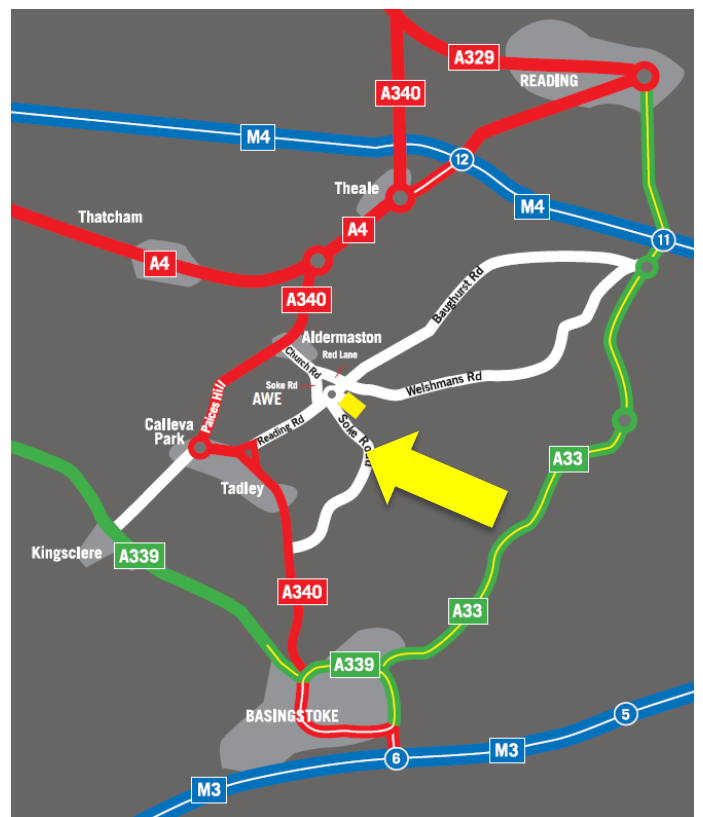
## Accommodation

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

Description	sq ft	sq m
Industrial / Warehouse	1,327	123.27
Mezzanine Floor	807	74.99
<b>Total</b>	<b>2,134</b>	<b>198.98</b>

## Energy Performance Asset Rating

EPC Rating: B:50



## Business Rates 2026/27

£16,500.

## Terms

A new Fully Repairing and Insuring lease for a term to be agreed and contracted outside the Landlord & Tenant Act.

## Legal Costs and VAT

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

## 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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**Ground Floor**



**Mezzanine Floor**