



UNIT 3 THE GREEN

Easter Park Aldermaston Berkshire RG7 2PQ

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	2,338 SQ FT (217.2 SQ M)

KEY POINTS

- > High specification fitted offices
- > 10 allocated car parking spaces
- > Flexible lease options

Location

The Green at Easter Park, Aldermaston lies just off the A340 between Reading and Basingstoke, two of the most vibrant business communities in the Thames Valley corridor. Surrounded by the picturesque villages of Mortimer, Tadley, Aldermaston and Silchester, Easter Park offers easy access to Junctions 11 and 12 of the M4 and Junction 6 of the M3.

Description

The property comprises a modern office arranged on the ground and first floors. The property benefits from full access raised floors, comfort cooling, suspended ceilings and open vaulted ceilings to the first floor. The property also benefits from 10 car parking spaces to the front of the building and comes fitted and furnished, ready to occupy.

Specification

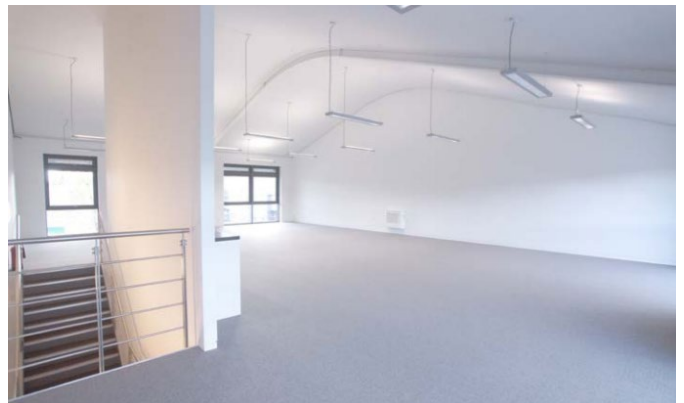
The property benefits from the following amenities;

- Full access raised floors
- Open vaulted ceilings to first floor
- HVAC heating and cooling system
- Suspended ceilings and LG3 lighting
- Fitted office solution
- 1x 12-person boardroom
- 1x 6-person meeting room
- 1x 4-person meeting room
- Open plan first floor with 16 workstations

Accommodation

We understand the internal area (IPMS3) is as follows:-

Description	sq ft	sq m
Ground Floor	1,080	100.3
First Floor	1,258	116.8
Total	2,338	217.2



Indicative internal images

Energy Performance Rating

EPC Rating: B38

Business Rates

Rateable Value: £28,500

Terms

The property is available to rent via sublease or assignment of the existing lease or on a new lease on terms to be agreed with the landlord.

Legal Costs and VAT

Each party to bear their own legal costs. We understand the property is elected for VAT.

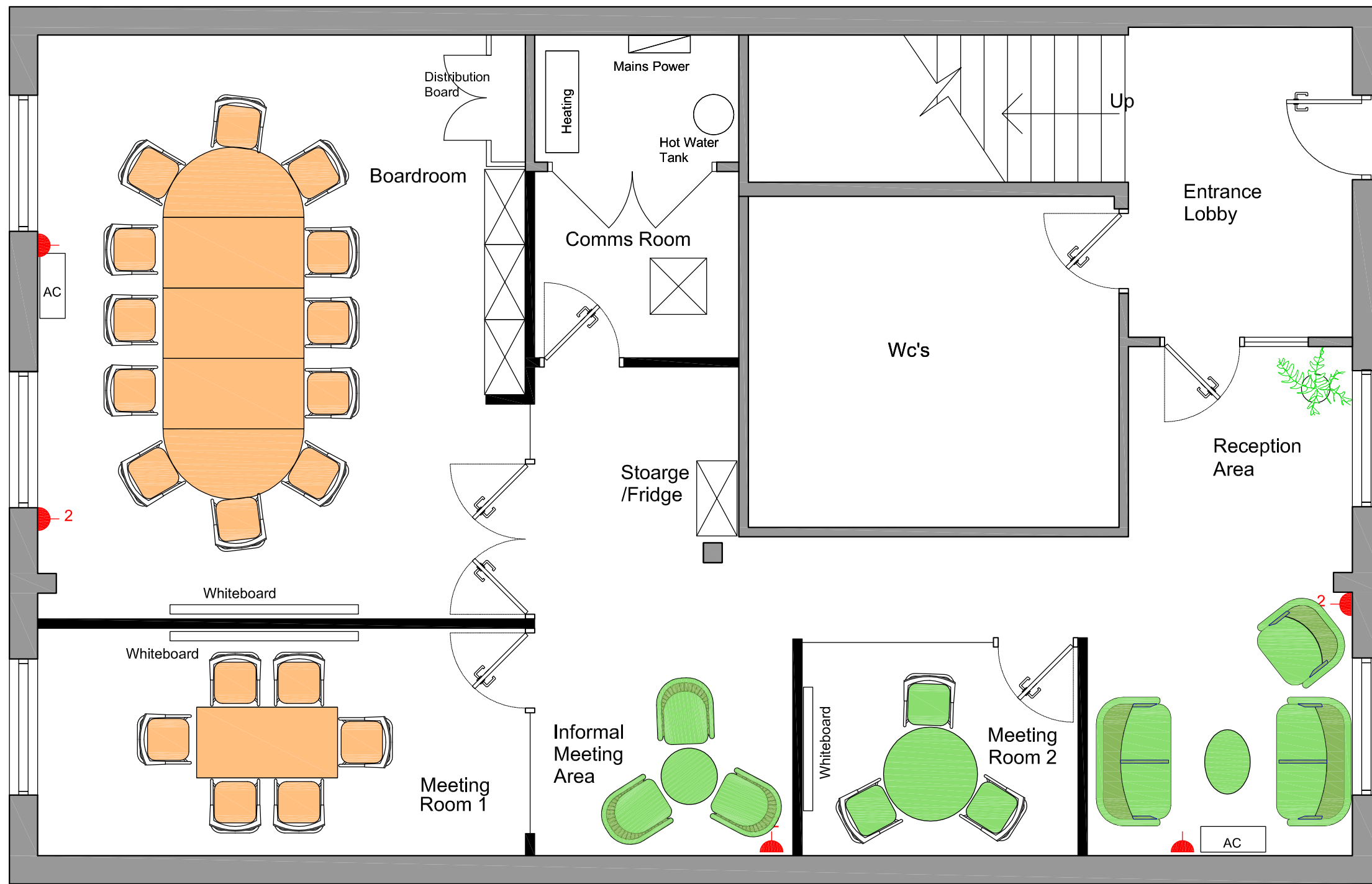
Viewing & Further Information

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



Harry Bevins

0118 921 1517
harrybevins@haslams.co.uk



GROUND FLOOR

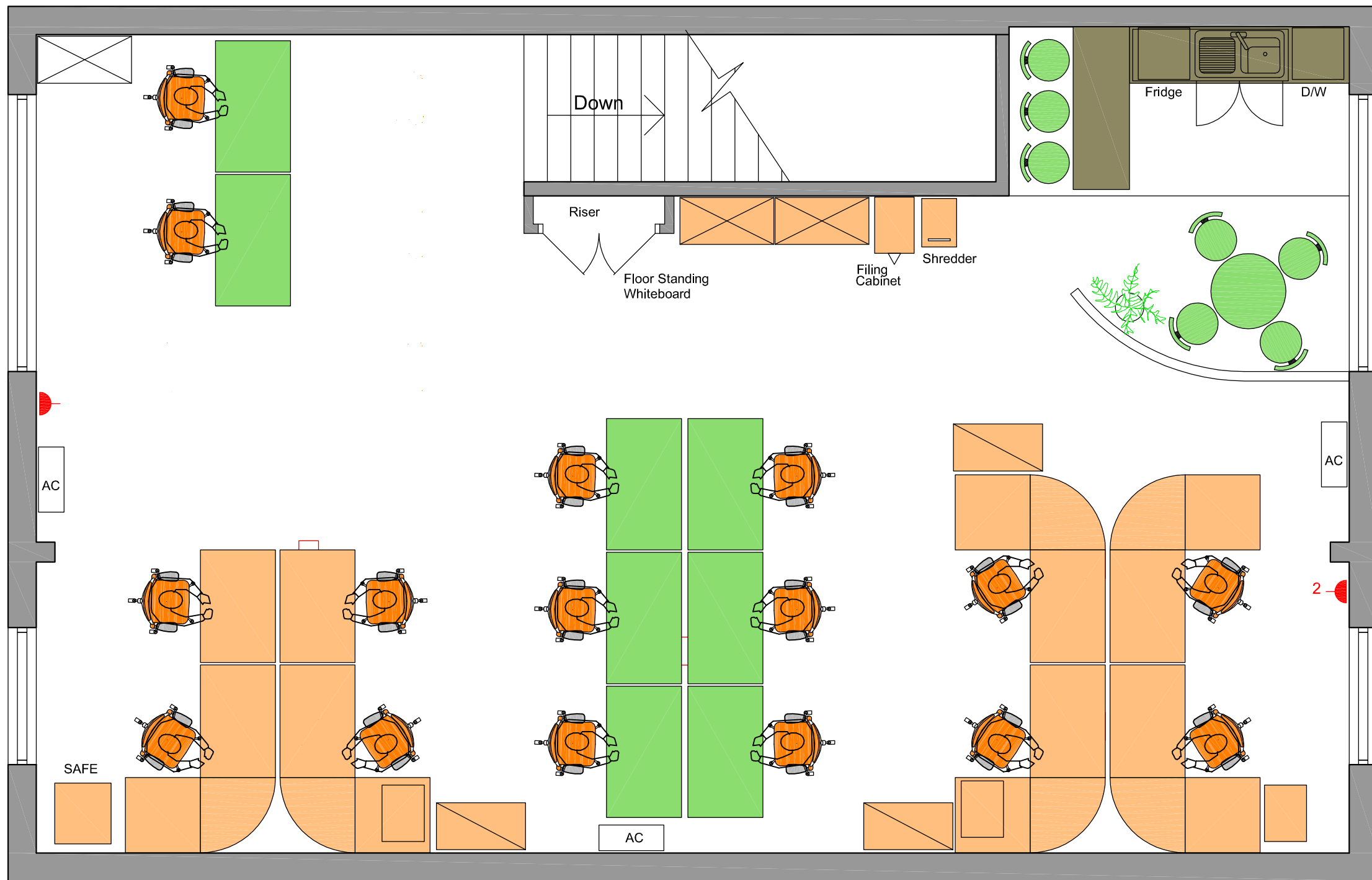
Creative Space

Project
STSTEMS MECHANICS

Project
Unit 3, The Green, Easter Park,
Benyon Road, Aldermaston.

Drawing Title
Ground Floor
Initial Space Planning Exercise

Creative Space Ltd
14 Springfield Road, Ashvale, Aldershot,
Hants, GU12 5EN



FIRST FLOOR