



## 8 Minerva House

Calleva Park, Aldermaston, RG7 8NA

### End of Terrace Industrial / Business Unit with Side Loading Door

**2,441 sq ft**  
(226.78 sq m)

- End of terrace position
- Ground floor production / storage with first floor offices
- Male & female WC's
- Kitchen / staff break out area
- 6 car parking spaces plus visitor spaces
- Suspended ceilings with CAT II lighting
- PV Solar panels

# 8 Minerva House, Calleva Park, Aldermaston, RG7 8NA

## Summary

<b>Available Size</b>	2,441 sq ft
<b>Rent</b>	£18,000 per annum
<b>Price</b>	£225,000
<b>Business Rates</b>	Rateable Value: GF - £7,300 1F - £7,700
<b>Service Charge</b>	£2,937.08 per annum Plus VAT (2026)
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	Upon enquiry

## Description

The first phase of the park was constructed in the 1980's and the property offers an excellent opportunity to base your business on this award winning development.

The accommodation offers ground floor industrial / storage with a concertina loading door. The first floor provides essentially open plan accommodation with a separate meeting room.

## Location

Set in the heart of the Newbury / Reading / Basingstoke triangle, Calleva Park is convenient for both the M4 and M3 motorways and offers an attractive, well maintained and secure environment for your business.

## Terms

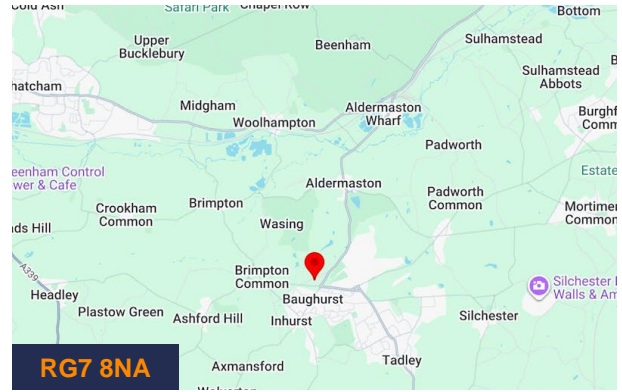
The premises are for sale on the basis of the residue of a 999 year lease (granted from 1984) subject to a £100 plus VAT per annum ground rent. Alternatively, the premises are available by way of a new Fully Repairing & Insuring lease at £18,000 pax.

## Amenities

- . End of terrace position
- . Ground floor production/storage with first floor offices
- . Male & female WC's
- . Kitchen/staff break out area
- . 4 allocated car parking spaces plus visitor spaces
- . Suspended ceilings with CAT II lighting
- . PV solar panels

## Buildings Insurance

Annually £1,003.97 plus VAT (2026)



## Viewing & Further Information



### Russell Ware

01256 840777 | 07747 846422  
Russell.Ware@bdt.uk.com



### Andy Gibbs

01256 840777 | 07766 951719  
andy.gibbs@bdt.uk.com

