

RARE PURCHASE OPPORTUNITY

Unit 1 Jupiter House

Calleva Park, Aldermaston, RG7 8NN

END OF TERRACE BUSINESS UNIT/ WAREHOUSE

2,422 sq ft
(225.01 sq m)

- Side loading door
- Air-conditioning in part (not tested)
- Double door access
- Well presented first floor offices
- 8 car spaces and possible to park additional cars
- Kitchenette
- Back up generator
- Solar panels

Unit 1 Jupiter House, Calleva Park, Aldermaston, RG7 8NN

Summary

Available Size	2,422 sq ft
Rent	£19,500 per annum
Price	£210,000 plus VAT
Rates Payable	£5,364.25 per annum
Rateable Value	£10,750
Service Charge	N/A
BER Rating	Upon enquiry

Description

1 Jupiter House is a two storey business unit, with brick and steel profile cladding elevations above. The ground floor has been fitted to provide an office plus an additional workshop/stores area, with the benefit of a kitchen and a private office. It is accessed via a set of double doors, plus the benefit of a side loading door. The first floor has been divided by glass partitioning to provide two offices, a storeroom, and open plan area and a kitchenette. It benefits from air-conditioning (not tested).

Location

Calleva Park is a landscaped business park fronting the A340 and B3051. It is in the centre of the triangle bounded by Reading, Newbury and Basingstoke, each of an approximate 10 mile radius. Junction 6 of the M3 motorway is 9 miles, and Junction 12 of the M4 motorway is only 8 miles.

Local shops and banking facilities are available at nearby Tadley.

Accommodation

The accommodation comprises the following areas:

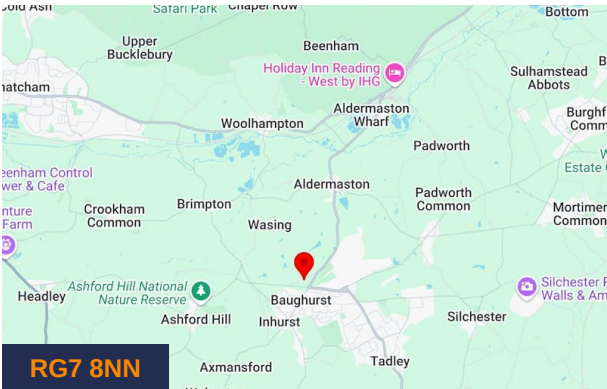
Name	sq ft	sq m	Availability
Ground - Floor	1,185	110.09	Available
1st - Floor	1,237	114.92	Available
Total	2,422	225.01	

Terms

- OPTION 1 - Sale of the residue of a 999 year lease
- OPTION 2 - To Let on a new FRI lease for a term by arrangement

Viewings

Strictly by prior appointment with the sole agents.



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



