



HASLAM'S
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET/MAY SELL



UNIT 3 BACCHUS HOUSE

Calleva Park Aldermaston RG7 8EN

TYPE	OFFICE
TENURE	LEASEHOLD/FREEHOLD
SIZE	987 - 1,975 SQ FT (91.7 - 183 SQ M)

KEY POINTS

- > Business park location
- > Well presented office space
- > The whole property benefits from 7 parking spaces with 3 available for the first floor



Location

The property is situated within Calleva Park in Aldermaston which lies roughly in the middle of a triangle formed by the larger towns of Reading, Basingstoke and Newbury.

Calleva Park is a large Business Park established in 1989 and provides circa 225,000 sq ft of business space.

Description

The property comprises of a purpose built two storey mid-terraced office building.

Internally the property is open plan office accommodation at ground and first floor levels. Both floors benefit from WC & kitchenette facilities.

Externally the property benefits from 7 parking spaces, of which 3 are available with the first floor.

Accommodation

We understand the Net Internal Floor areas (NIA) are as follows;

Floor	sq ft	sq m	Status
Ground Floor	988	91.8	LET
First Floor	987	91.7	AVAILABLE
Total	1,975	183.5	

Terms

The first floor is available to let on a new FRI lease. Rent on Application.

Alternatively, our client may sell the freehold interest.

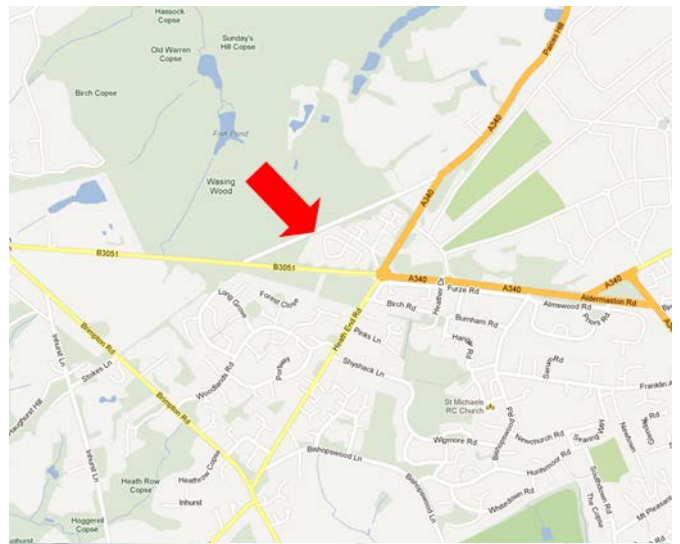
Business Rates

The Rateable Value for the whole property is £24,500. The Rateable Value for the first floor is £9,200.

Legal Costs / VAT

Each party to bear their own legal costs.

Prices are quoted exclusive of VAT which may be charged on the rent.



*ground floor photo

Specification

- Open plan
- Category II Lighting
- Boardroom facilities
- Kitchen facilities
- Male & Female WC's
- 7 parking spaces with whole

Energy Performance Asset Rating

EPC Rating; E

Viewing & Further Information

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



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