

FIRST FLOOR
2 EROS HOUSE
CALLEVA PARK
ALDERMASTON
BERKSHIRE
RG7 8LN



TO LET – HALF RENT YEAR ONE
APPROX. 2,938 sq.ft. (273 sq.m)

- * Refurbished to a high standard
- * Suspended ceilings with Category 2 type luminaries
- * Heating and Comfort Cooling throughout by heat pump
- * Tea room and wc's
- * 7 allocated car parking spaces with generous overflow parking nearby
- * Good mix of open plan & partitioned space

LOCATION

Situated on the prestigious award winning Calleva Park, off the A340 Aldermaston to Basingstoke Road. At the heart of the Newbury-Reading-Basingstoke triangle, Calleva Park is convenient for M4 and M3 and offers an attractive, well maintained and secure environment for your business. Local shops, banking facilities etc. are available at nearby Tadley.

THE PROPERTY

Originally constructed in the mid 1980's and fitted to a high initial standard, the property was modernised extensively in recent years.

The first floor offers partitioned office accommodation, together with a meeting room. There are further kitchen and w.c. facilities.

The property offers suspended ceilings with Category 2 Type lighting, heating and comfort cooling, plus the advantage of 7 allocated car parking spaces. Additional communal parking is available on site.

TO LET

Available on a new lease on general terms to be agreed at £16,000 PAX.
HALF RENT YEAR 1 in return for a minimum 3 year lease.

SERVICE CHARGE

The annual charge is approximately £2,643.20 (plus VAT) per annum. Building Insurance is £816.73 (plus VAT) per annum.

BUSINESS RATES

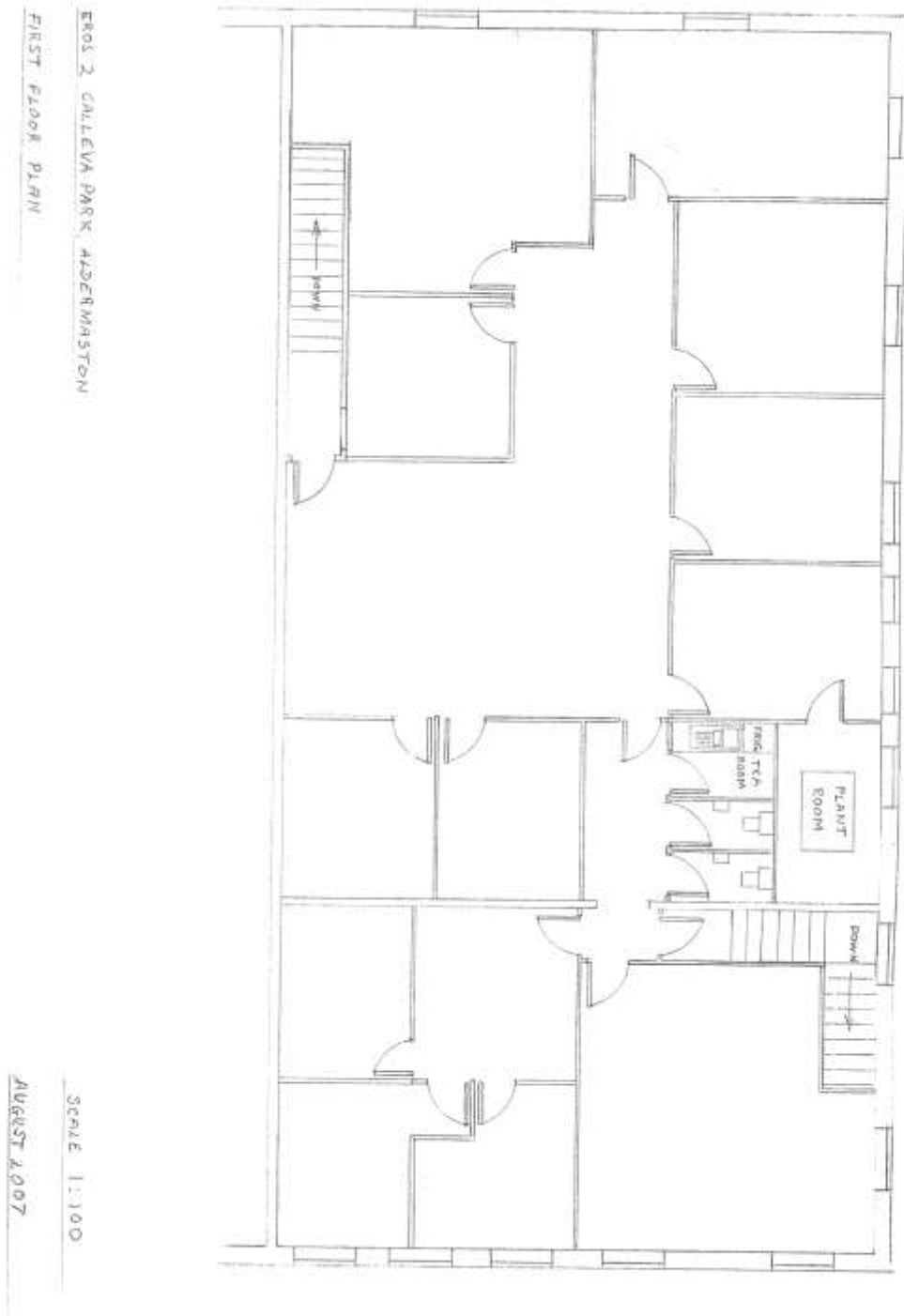
The owners advise rates payable 2016-2017 of £10,685.00.

VIEWING

By strict appointment please with the Joint Agents Brunsdon Associates or London Clancy, Basingstoke mail@brunsden.com | 01635 255501
www.brunsdon.com



First Floor, 2 Eros House, Calleva Park, Aldermaston



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