

3 COMET HOUSE  
CALLEVA PARK  
ALDERMASTON  
RG7 8JA

***OFFERS OVER £145,000***



***FOR SALE***  
***(Competitively Priced)***  
***IDEAL FOR OWNER OCCUPIERS***

Approximately 2,100 sq ft (195 sqm)

- Vacant possession on completion
- Two storey office/business unit
- Award winning development
- Convenient location
- Parking

### LOCATION

Set at the heart of the Newbury-Reading-Basingstoke triangle, Calleva Park is convenient for both 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.

### PROPERTY

Constructed in the 1980's, the property is a 2 storey office/business unit on a very popular Business Park. Presentable but in need of some updating.

### TENURE

The property is virtual freehold – 999 year lease at a fixed ground rent of £100 plus VAT per annum.

### VAT

Believed not to be chargeable on the sale price.

### PRICE

Offers in Excess of £145,000 (Long Leasehold)

### SERVICE CHARGE & INSURANCE

The service charge is: **£2,272.44 per annum (excluding VAT)**

The building insurance is: **£515.90 per annum (excluding VAT)**

### BUSINESS RATES

We have been verbally informed by West Berkshire Council that the **Rateable Value** is: **£12,500** and the **Rates Payable** are: **£5,825**.

### LEGAL FEES

Each party to be responsible for their own legal costs.

### VIEWING

By strict appointment please with the vendors Sole Agents

**Brunsdon Associates.** 01635 255501 [property@brunsden.com](mailto:property@brunsden.com)

[www.brunsdon.com](http://www.brunsdon.com)

Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsdon Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.



# Energy Performance Certificate

Non-Domestic Building



Unit 3  
Comet House, Calleva Park  
Aldermaston  
READING  
RG7 8JA

Certificate Reference Number:  
0040-0032-0219-1829-7006

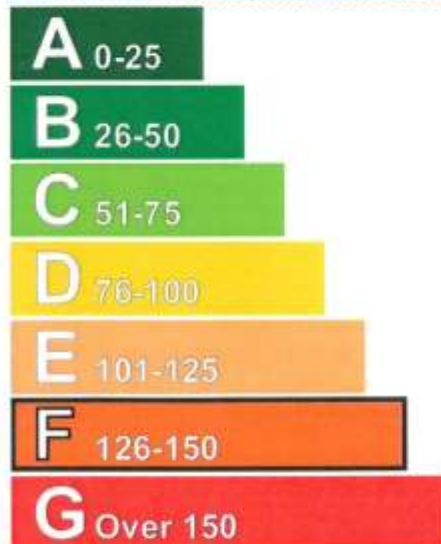
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 148 This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Mechanical Ventilation  
Total useful floor area (m<sup>2</sup>): 226  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 61.84

## Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built  
105 If typical of the existing stock