

Call **01635 255501**

Email property@brunsden.com or visit www.brunsdens.com

Properties in West Berkshire and North Hampshire

Brunsdens
ASSOCIATES 

GROUND FLOOR
4 COMET HOUSE
CALLEVA PARK
ALDERMASTON
RG7 8JA



TO LET ON NEW LEASE

Ground Floor office/business suite

Approximately 1,100 sq ft (102 sq m)

- Ground floor
- Double loading/access door
- Corner position
- Parking – 3 allocated spaces plus communal parking
- Air cooling/heating
- Mix of partitioned and open plan space
- Security system

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, Ground Floor, 4 Comet House is a ground floor property occupying a prominent corner position.

RENT

New Lease for a term to be agreed, flexible terms available.

£7,500 per annum plus usual bills.

VAT

Not chargeable on rent but is on service charge.

RATES

We have been advised by the Valuation Office Agency that the Rateable Value is £6,800 with Rates Payable of £3,264.00 per annum. Small Business Relief may apply. Current tenant is benefitting from Small Business Relief.

SERVICE CHARGE

£1,136.20 per annum (plus VAT). Payable quarterly in advance.

INSURANCE

£290.99 per annum (plus VAT).

EPC

D87

LEGAL FEES

Each party to be responsible for their own legal costs.

VIEWING

By strict appointment please with the Landlords Sole Agents **Brunsdon Associates**.

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Energy Performance Certificate

Non-Domestic Building



GROUND FLOOR
Unit 4 Comet House
Calleva Park
Aldermaston
READING
RG7 8JA

Certificate Reference Number:
9971-3047-0610-0603-5005

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 87

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	102
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	69.99
Primary energy use (kWh/m ² per year):	413.98

Benchmarks

Buildings similar to this one could have ratings as follows:

41

If newly built

121

If typical of the existing stock