



Chartered Surveyors &
Commercial Property Consultants

HIGHLY PROMINENT OFFICE BUILDING FOR SALE

**2 ANDROMEDA HOUSE, CALLEVA PARK
ALDERMASTON, WEST BERKSHIRE, RG7 8AP**

2,196 SQ FT (204.03 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Andromeda House is located on Calleva Park, Aldermaston. Upon entering Calleva Park the property can be found immediately on the left hand side highly visible to all traffic and those passing by Calleva Park.

DESCRIPTION

The property comprises a prominent two storey brick built unit fronting the popular Calleva Park estate.

The ground floor comprises entrance hall with stairs to first floor, then corridor to open plan ground floor office, Kitchenette and 2 WC facilities (one being disabled compliant). The office includes carpets to the floors, painted walls, suspended ceilings with LED lighting and gas fired heating.

The first floor includes 3 offices areas with a mix of carpets and laminate to the floors, painted walls, suspended ceilings with LED lighting, 2 WCs and a kitchenette.

Externally the property benefits from 8 parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	101.85	1,096
First Floor	102.18	1,100
Total	204.03	2,196

RATING ASSESSMENT

Rateable Value £17,750 Rates Payable £8,857.25 (2023/24)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £2,500 per year plus VAT.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of TBA and a score of TBA.

PROPOSAL

The property is held on a long lease for 999 years from 1984.

Offers are sought in excess of £215,000 (Two Hundred & Fifteen Thousand Pounds) for the long leasehold interest.

VAT is not applicable.

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LEGAL COSTS

Each party to be responsible for their own legal costs.

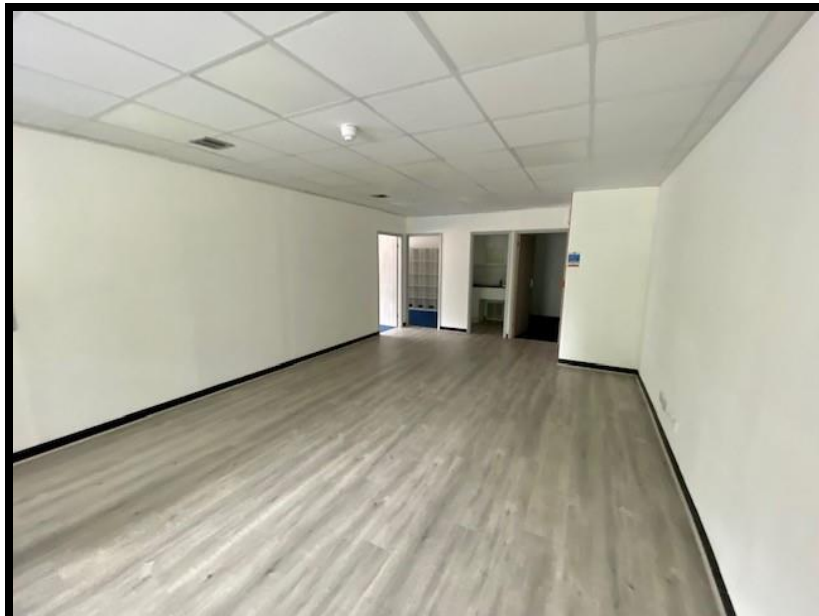
VIEWING

Contact Mr Shane Prater

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September 2023



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