



Chartered Surveyors &
Commercial Property Consultants

REFURBISHED BUSINESS SPACE

TO LET

**UNIT 3, ZODIAC HOUSE, CALLEVA PARK,
ALDERMASTON
WEST BERKSHIRE, RG7 8HN**

1,075 - 2,226 SQ FT (99.87 - 206.8 SQ M)



AVAILABLE AS A WHOLE OR FLOOR BY FLOOR

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

Zodiac House is located on Calleva Park, Aldermaston.

Upon entering Calleva Park follow the site road, bear left at the roundabout then turn left again. The property can be found straight ahead.

DESCRIPTION

The property comprises a refurbished first-generation business unit on the popular Calleva Park estate.

The property is an end of terraced unit arranged over ground and first floors.

The ground floor includes solid concrete floor, workspace with good natural light, air cooling, 3-phase power, gas blower heating, LED lights, a kitchen with sink and base unit, male and female WCs, suspended ceiling and alarm/CCTV.

The first floor includes large open plan area with three separate rooms, male and female WCs, separate kitchen, carpets to the floors, painted walls, suspended ceiling with LED lights and air conditioning.

The property benefits from a fibre connection and parking for six cars.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	99.91	1,075
First Floor	106.92	1,151
Total	206.83	2,226

RATING ASSESSMENT

Rateable Value £11,250

Rates Payable £5,613.75

For those that qualify for Small Business Rates Relief no rates will be payable.

SERVICE CHARGE

The service charge for the year commencing 1st January is approx £1,250 per annum per floor.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 94.

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PROPOSAL

The space is available as a whole or on a floor by floor basis on a new lease the length of which is open to negotiation. The quoting rents per floor are £9,500 per annum exclusive. The whole is available at £17,500 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk
May 2024



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