



Chartered Surveyors &  
Commercial Property Consultants

**REFURBISHED BUSINESS SPACE**

**FOR SALE**

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

**2,226 SQ FT (206.8 SQ M)**



**PARKING FOR 6 CARS**

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**

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

## **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 offices are available to purchase on a 999 year lease from 1984 at £185,000. VAT is applicable. 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](mailto:shane@quintons.co.uk)  
August 2024



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