



Chartered Surveyors &
Commercial Property Consultants

PROMINENT OFFICE INVESTMENT

FOR SALE

**1, HERCULES HOUSE, CALLEVA PARK
ALDERMASTON, WEST BERKSHIRE, RG7 8DN**

2,200 SQ FT (204.38 SQ M)



**PRODUCES £22,000 PER ANNUM IN RENT. TENANT WOULD LEAVE IF AN
OWNER OCCUPIER WANTED THE PROEPRTY**

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

The property is situated on the popular Calleva Park Estate, Aldermaston. The property fronts the main entrance to the park so is highly visible to passing traffic.

DESCRIPTION

This prominent property, being located at the front of the estate comprises a second-generation unit at Calleva Park constructed of brick elevations with pitched roof.

The space is arranged over ground and first floor with the ground floor including what would have been an open plan office with two WCs, kitchen and downstairs storage, and the first floor completely open plan space.

Over the years, the tenants have altered the layout with the ground floor now including two separate usable areas and the first floor comprising two separate rooms together with an open plan office area.

The property benefits from suspended ceilings, category 2 lighting and air conditioning throughout.

The building includes seven parking spaces to the front of the building and opposite. We understand more spaces can be used along the side of the building.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	102.02	1,098
First Floor	102.40	1,102
Total	204.38	2,200

RATING ASSESSMENT

Ground Floor

Rateable Value £7,600

Rates Payable £3,792.40

First Floor

Rateable Value £9,400

Rates Payable £4,690.60

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SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £3,500 plus VAT. This is payable by the tenant.

ENERGY PERFORMANCE CERTIFICATE

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

TENANCY INFORMATION

We understand the property has an occupational lease in place until 18th November 2027. The tenants are currently paying £22,000 per annum exclusive. The tenant is Mr Richard Oates of Spatial Days. The tenants would vacate if a purchaser wanted to occupy themselves.

PROPOSAL

The property is available to purchase on a virtual freehold (999 year lease from 1985). Offers are sought in the region of £225,000 (Two Hundred & Twenty Five Thousand Pounds). VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price

Email: shane@quintons.co.uk / tom@quintons.co.uk

April 2026

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