



Chartered Surveyors &
Commercial Property Consultants

TWO STOREY OFFICE UNIT

TO LET

**4 SATURN HOUSE, CALLEVA PARK
ALDERMASTON, WEST BERKSHIRE, RG7 8HA**

2,480 SQ FT (230.39 SQ M)



INCLUDES LOADING DOOR

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

Saturn 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 on the left hand side.

DESCRIPTION

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

The ground floor comprises open plan office area with separate kitchen and two WC facilities. The space also includes a stores area which includes a concertina door to the side. In the main the space includes carpet to the floors, suspended ceilings with Category 2 lighting and gas central heating.

The first floor comprises mainly open plan space with two Directors' offices, kitchen and single WC. The space includes carpet to the floors, suspended ceiling with Category 2 lighting and gas fired central heating.

Externally the property, we understand, has 10 designated parking spaces.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	115.195	1,240
First Floor	115.195	1,240
Total	230.39	2,480

RATING ASSESSMENT

GF Rateable Value £7,700

Rates Payable £3,842.30 (2020/21)

FF Rateable Value £8,500

Rates Payable £4,241.50 (2020/21)

SERVICE CHARGE

The service charge for the whole building for the year commencing 1st January is approximately £750 per quarter plus VAT.

ENERGY PERFORMANCE CERTIFICATE

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

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PROPOSAL

The offices are available on a new lease, the length of which is open to negotiation. The quoting rent is £17,500 per annum. VAT is applicable. Consideration will be given to splitting the space on a floor by floor basis.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

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Jan 2020



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