



Chartered Surveyors &
Commercial Property Consultants

OFFICE BUILDING

TO LET

**UNIT 5, ZODIAC HOUSE, CALLEVA PARK
ALDERMASTON, READING, RG7 8HN**

2,265 SQ FT (210.42 SQ M)



5 PARKING SPACES INCLUDED

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 situated on Calleva Business Park, Aldermaston. It is very convenient for access to all the major arteries - the M4, the M3 and the A34 are all within 15 minutes drive and give quick access to London and the rest of the UK. Stations at Basingstoke, Thatcham, Newbury and Theale give excellent rail communication to London, to the South Coast and to the West.

Upon entering Calleva Park bear left at the roundabout and then turn left again at NBM Engraving and follow the road around where Zodiac House can be found.

DESCRIPTION

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

The building is constructed of brick to ground floor with profile metal cladding to the first floor and roof.

The ground floor comprises a previously open plan space which now includes three partitioned rooms, two WC's and kitchen. The space includes carpet to the floors, suspended ceilings with inset Category 2 lighting, air conditioning, data cabling and double door access from the lobby.

The first floor includes mainly open plan space but with four partitioned rooms and includes carpet to the floors, suspended ceilings, Category 2 lighting, air conditioning, kitchen and two WC's.

The property has 5 parking spaces and ample visitors spaces closeby.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	103.06	1,109
First Floor	107.36	1,156
Total	210.42	2,265

RATING ASSESSMENT

Rateable Value £11,500

Rates Payable £5,738.50 (2020/21)

SERVICE CHARGE

The service charge for the year 2020 is approximately £600 per quarter plus VAT.

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 93.

PROPOSAL

The property is also available to rent at £16,000 per annum exclusive.

VAT is applicable.

LEGAL COSTS

Each party is to bear their own costs.

VIEWING

Contact Shane Prater on 01635 262510 or Email: shane@quintons.co.uk

August 20

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