



## UNIT 3 ORPHEUS HOUSE

Calleva Park Aldermaston RG7 8TA

<b>TYPE</b>	<b>OFFICE / WORKSHOP</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>2,148 - 4,561 sq ft</b> (200 - 424 sq m)

### KEY POINTS

- > Available for immediate occupation
- > Fully refurbished
- > Business park location
- > Ground floor office / workshop with first floor offices
- > Ample car parking

## Location

The property is situated within Calleva Park in Aldermaston which lies roughly in the middle of a triangle formed by the towns of Reading, Basingstoke and Newbury.

Calleva Park is a large Business Park providing circa 225,000 sq ft of business space.

## Description

The property comprises of a purpose built two storey mid-terraced building.

The property has been fully refurbished and comprises of office/workshop accommodation on the ground floor and offices on the first floor. The ground floor offers open plan accommodation, male and female WC and a kitchen. The first floor offers open plan accommodation, male and female WC, a kitchen and 2 meeting rooms.

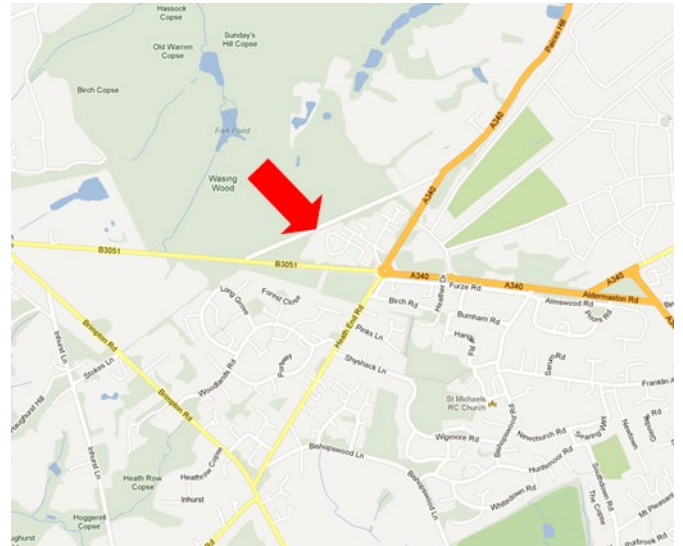
## Specification

- Open plan office accommodation
- Meeting rooms
- Air conditioning
- Gas fired central heating
- Kitchenette on each floor
- Male & Female WC's on each floor
- Ample car parking

## Accommodation

The floor areas measured according to International Property Measurement Standard (IPMS(3)) together with the passing rents are as follows:

Floor	sq ft	sq m
Ground Floor	2,148	199.55
First Floor	2,413	224.17
<b>Total</b>	<b>4,561</b>	<b>423.72</b>



## Energy Performance Asset Rating

Ground Floor: D:82

First Floor: TBC

## Terms

A new FRI lease to be contracted outside the L&T Act for a term to be agreed.

## Rateable Value 2023/24

Ground Floor: £13,000

1<sup>st</sup> Floor: £13,750

## Legal Costs / VAT

Each party to bear their own legal costs.

The property is not elected for VAT.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



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