

Unit 7a & 7b Comet House

Calleva Park, Aldermaston, Reading, RG7 8JA

Ground and First Floor Offices

1,186 sq ft

(110.18 sq m)

- Inspiring, fully modernised and refurbished offices
- Generous parking (5 spaces per unit)
- Upgraded 'Howdens spec' kitchens
- Highly Energy Efficient - EPC Rating of B
- New FRI lease to be prepared
- Comfort cooling/heating throughout
- Office furniture to be included if required

Summary

Available Size	1,186 sq ft
Rent	£9,000 - £18,000 per annum
Business Rates	To be assessed
Service Charge	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

Description

The first phase of the park was constructed in the 1980s and the property offers an excellent opportunity to base your business on the award winning development.

These commercial offices boast a top-tier renovation, featuring ground and first floor accommodations designed to the highest standards. Experience the versatility of open-plan and partitioned offices, well-appointed boardrooms, and sleek new Howden designed kitchen areas with integrated refrigerators and dishwashers. Elevate your workspace with cutting-edge LED lighting, modern Aircon/Heating, and an impressive energy-efficient EPC rating of B. Enjoy the convenience of new WC facilities, including shower facilities. With 3-phase electricity and high-speed Internet options, our units offer the perfect environment for seamless operations. Move in and set up efficiently – your future office awaits!

Location

Set in the heart of the Newbury/Reading/Basingstoke triangle, Calleva Park is convenient for both the M4 and M3 motorways and offers an attractive, well maintained and secure environment for your business.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Ground	1,186	110.18	£9,000 per annum
1st	1,186	110.18	£9,000 per annum
Total	2,372	220.36	

Terms

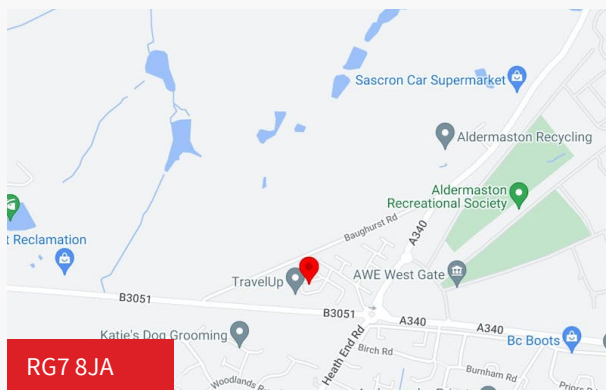
The accommodation is available on the basis of a new effective FRI lease for a term to be agreed.

Anti Money Laundering

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

Video

➔ 360 Tour - <https://www.madesnappy.co.uk/tour/1g15d9bda>



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