



Chartered Surveyors &
Commercial Property Consultants

OFFICE / BUSINESS UNIT

TO LET

**2 COMET HOUSE, CALLEVA PARK
ALDERMASTON, WEST BERKSHIRE, RG7 8JA**

2,433 SQ FT (226.03 SQ M)



INCLUDES 5 PARKING SPACES

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

Comet 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 right hand side.

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 an open plan space with two WC's. The space includes painted concrete floor, suspended ceilings with inset LED lighting, air conditioning, data cabling, both single and double doors for access and under stairs cupboard.

The first floor comprises open plan space and includes carpet to the floors, suspended ceilings, inset LED lighting, air conditioning and kitchen with four base units, stainless steel sink and drainer and vinyl flooring.

The property has 5 parking spaces externally.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	110.556	1,190
First Floor	115.440	1,243
Total	225.996	2,433

RATING ASSESSMENT

Rateable Value £14,750

Rates Payable £7,360.25

For those that qualify under small business rates relief, a discount may be available.

SERVICE CHARGE

The service charge for the current year is £2,565 plus VAT.

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 80.

PROPOSAL

The property is available on a new lease the length of which is open to negotiation. The quoting rent is £17,500 per annum exclusive. VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater

Phone: 01635 551441

Email: shane@quintons.co.uk

April 2024

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