



Chartered Surveyors &
Commercial Property Consultants

OFFICE SPACE

TO LET

**FIRST FLOOR, 4 MIDAS HOUSE, CALLEVA PARK,
ALDERMASTON, READING, BERKSHIRE, RG7 8EA**

1,100 SQ FT (102.19 SQ M)



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

The property is situated on the popular Calleva Park Estate, Aldermaston. The estate is adjacent to AWE and is within close proximity of Tadley Town where amenities include Sainsburys, Starbucks and Shell Garage.

DESCRIPTION

This prominent property, being located towards the front of the estate comprises a second-generation unit and is constructed of brick elevations with pitched roof.

The space is arranged over first floor, comprising mostly open plan office space, directors office, two WCs, and kitchen.

The property benefits from suspended ceilings, category 2 lighting and electric panel heaters throughout.

The building includes six parking spaces to the front of the building.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	102.19	1,100

RATING ASSESSMENT

Rateable Value £8,700

Rates Payable £4,341.30

SERVICE CHARGE

The service charge for the year commencing 1st January is £1,474.52 + VAT per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 111

PROPOSAL

The offices are available on a new lease the length of which is open to negotiation. The Quoting rent is £10,500 per annum exclusive. VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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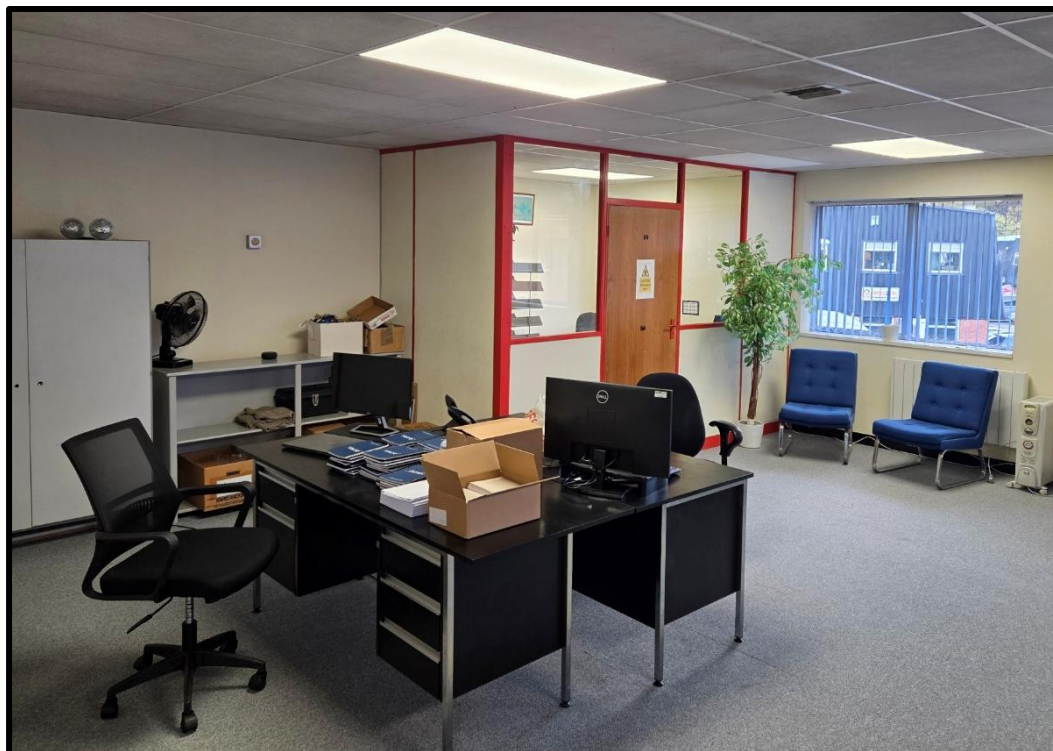
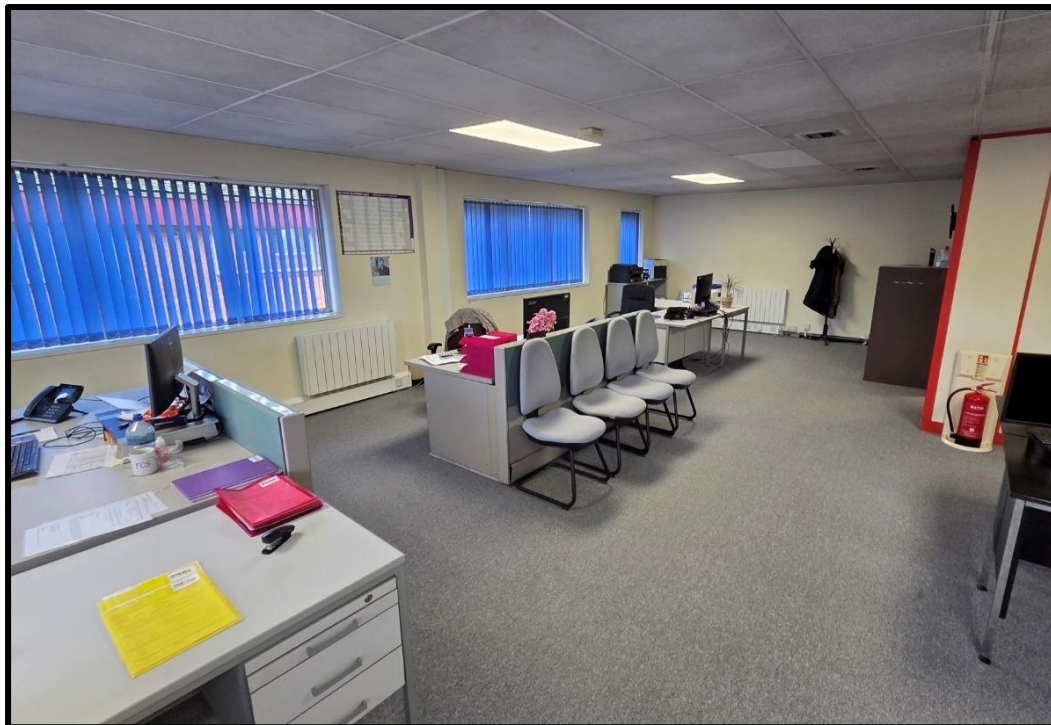
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VIEWING

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