



Chartered Surveyors &
Commercial Property Consultants

TWO STOREY BUSINESS UNIT

FOR SALE

**UNIT 3, COMET HOUSE, CALLEVA PARK
ALDERMASTON, WEST BERKSHIRE, RG7 8JA**

2,448 SQ FT (227.38 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

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 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	110.44	1,189
First Floor	116.94	1,259
Total	227.38	2,448

RATING ASSESSMENT

Rateable Value £14,500

Rates Payable £6,264 (2026/27)

SERVICE CHARGE

The service charge for the year commencing 1st January is approximately £3,000 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

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

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PROPOSAL

The property is available to purchase on a 999 year lease from 1985 (Approx 958 years remaining subject to an annual ground rent of approx £200). We are instructed to seek offers in excess of £150,000 (One Hundred & Fifty Thousand Pounds).

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price

Email: shane@quintons.co.uk / tom@quintons.co.uk

July 2026



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