

FOR SALE

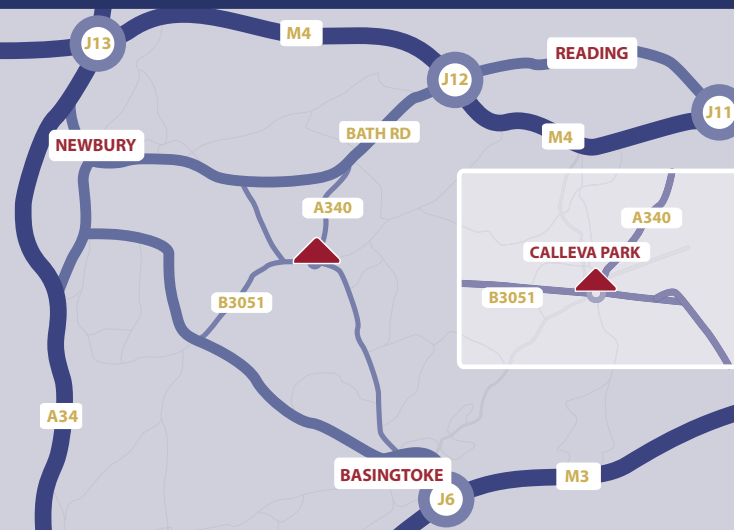
On behalf of the Joint Administrators



Venus House, Calleva Park, Aldermaston, RG7 8DA

Detached two storey office building within a modern business park.

Calleva Park comprises a mixture of 130 office and business units. The park benefits from full time out-of-hours security and CCTV



LOCATION

Calleva Park is ideally located within the Reading, Basingstoke and Newbury triangle and provides convenient access to both M4 and M3 motorways accessible within 8 and 9 miles distance respectively. Local facilities and amenities are available within Tadley, within close proximity of the property.

AMENITIES

- Potential to split into 4 self contained units
- Suspended ceilings
- Recessed Cat II lighting
- Kitchen
- Male and Female WCs
- 32 car parking spaces

ACCOMODATION

The property has been measured on a net internal basis to comprise 753.3 sq m (8,110 sq ft).

PRICE

Upon application.

RATES

We recommend interested parties make enquiries with West Berkshire Council for confirmation of business rates.

TENURE

The property is held via four 999 year long leases commencing 29 September 1984 and is available as a whole.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment of the joint agents Romans Surveyors or GVA Grimley.



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