

FIRST FLOOR  
2 EROS HOUSE  
CALLEVA PARK  
ALDERMASTON  
BERKSHIRE  
RG7 8LN



**TO LET – HALF RENT YEAR ONE**  
**APPROX. 2,938 sq.ft. (273 sq.m)**

- \* Refurbished to a high standard
- \* Suspended ceilings with Category 2 type luminaries
- \* Heating and Comfort Cooling throughout by heat pump
- \* Tea room and wc's
- \* 7 allocated car parking spaces with generous overflow parking nearby
- \* Good mix of open plan & partitioned space

## LOCATION

Situated on the prestigious award winning Calleva Park, off the A340 Aldermaston to Basingstoke Road. At the heart of the Newbury-Reading-Basingstoke triangle, Calleva Park is convenient for M4 and M3 and offers an attractive, well maintained and secure environment for your business. Local shops, banking facilities etc. are available at nearby Tadley.

## THE PROPERTY

Originally constructed in the mid 1980's and fitted to a high initial standard, the property was modernised extensively in recent years.

The first floor offers partitioned office accommodation, together with a meeting room. There are further kitchen and w.c. facilities.

The property offers suspended ceilings with Category 2 Type lighting, heating and comfort cooling, plus the advantage of 7 allocated car parking spaces. Additional communal parking is available on site.

## TO LET

Available on a new lease on general terms to be agreed at £16,000 PAX.  
HALF RENT YEAR 1 in return for a minimum 3 year lease.

## SERVICE CHARGE

The annual charge is approximately £2,643.20 (plus VAT) per annum. Building Insurance is £816.73 (plus VAT) per annum.

## BUSINESS RATES

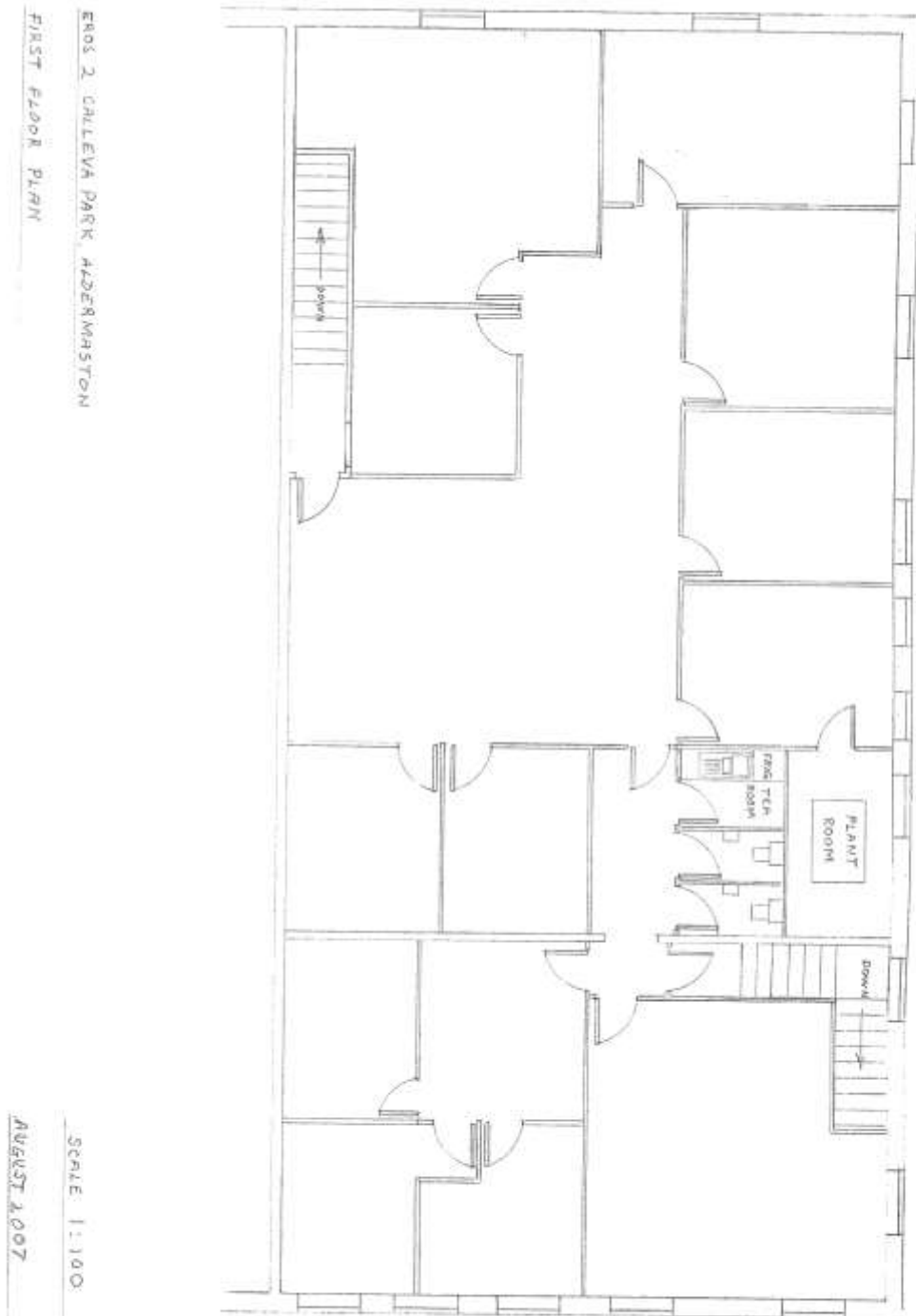
Business Rates to be advised. NB This is current for both floors and is under review. The tenant would pay approximately 50% of this. TBC.

## VIEWING

By strict appointment please with the Joint Agents Brunsdens Associates or London Clancy, Basingstoke [mail@brunsden.com](mailto:mail@brunsden.com) | 01635 255501  
[www.brunsdens.com](http://www.brunsdens.com)



# First Floor, 2 Eros House, Calleva Park, Aldermaston



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