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Properties in West Berkshire and North Hampshire

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ASSOCIATES 

**FIRST FLOOR
4 COMET HOUSE
CALLEVA PARK
ALDERMASTON
BERKSHIRE
RG7 8JA**



OFFICES – TO LET OR FOR SALE

Approximately 1,258 sq ft (116.87 sqm)

- Corner position
- Well presented
- Roof PV panels – Eco friendly
- Good natural light
- Gas central heating

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 the first floor of number 4 Comet House, which is an end of terrace two-storey business unit constructed around a steel frame with brick and steel clad elevations under a pitched steel roof.

Internally the property is accessed via double doors leading to a lobby with stairs leading to the first floor.

Inside the space comprises reception area with three partitioned offices, separate kitchen with gas boiler and two WC facilities. In the main the space has carpets to the floor, suspended ceiling with inset Category 2 lighting and heating. Roof mounted PV panels generate electricity, ECO friendly.

Externally there are two parking spaces plus overflow spaces nearby.

RATING ASSESSMENT

Rateable Value: £8,100.00 approximately

Rates Payable: £3,774.60 approximately

NB. We have been verbally advised by West Berkshire Council that the following figures apply. Please make your own enquiries. Small Business Relief may apply.

SERVICE CHARGE

The service charge for the year commencing 1st January is £284.05 plus VAT per quarter.

FOR SALE

£79,950 virtual freehold 999 Years

PROPOSAL

The offices are available to rent the quoting rent is £8,000. VAT is applicable.

LEGAL COSTS

Each part is to bear their own costs

VIEWING

By strict appointment with the Sole Agents

Brunsdon Associates

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Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Brunsdon Associates. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars. Please note that some photographs have been taken with a wide-angle lens.



Energy Performance Certificate

Non-Domestic Building



FIRST FLOOR
Unit 4 Comet House
Calleva Park
Aldermaston
READING
RG7 8JA

Certificate Reference Number:
0091-2627-0430-0600-9823

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

77

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	105
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	79.4
Primary energy use (kWh/m ² per year):	771.94

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

111 If typical of the existing stock