

Country Estates

Professional Properties, for Professional Businesses

CALLEVA PARK AVAILABILITY

ALDERMASTON, BERKSHIRE



STUNNING RURAL SETTING IN THE
HEART OF THE KENNET VALLEY

BUSINESS SPACE FROM 1,250 TO 7,500 SQ.FT*

*GROSS EXTERNAL

For further information or to arrange a viewing please contact:

 **LONDON
CLANCY**
01256 462222
www.londonclancy.com

**PARKINSON
HOLT** 
0118 939 3333
PARKINSONHOLT.COM



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■ Availability

All costs shown below are per annum + VAT
 Sizes are quoted in gross external
 Leases are available from 3 to 5 years

For information on rates please contact
 West Berkshire Council on 01635 519520

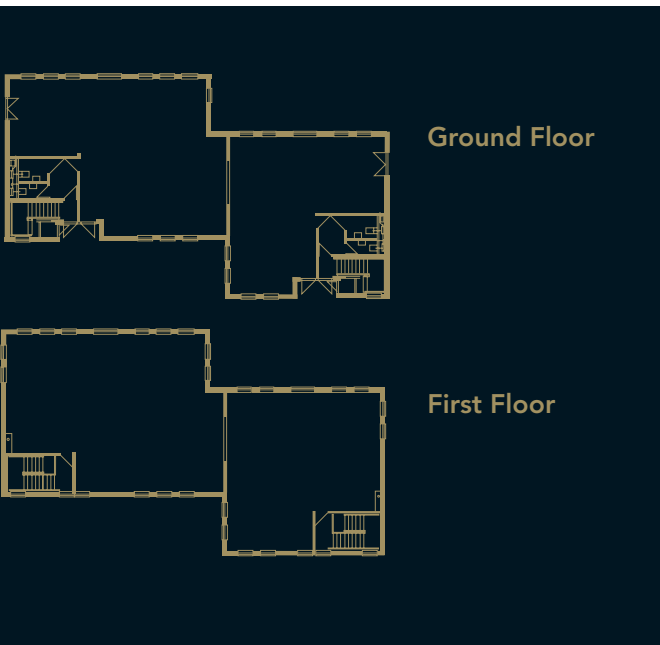


UNIT	STATUS	SIZE – SQ FT	RENT	SERVICE CHARGE	INSURANCE	PARKING SPACES
1	Achilles House	2500	Yr1 £20,000, Yr2 £24,000, Yr3 £30,000	£2,272.44	£701.65	7
2a/3a	Achilles House	2500	Yr1 £20,000, Yr2 £24,000, Yr3 £30,000	£2,272.44	£701.65	7
4a	Achilles House	1250	Yr1 £10,000, Yr2 £12,000, Yr3 £15,000	£1,136.22	£349.54	4
1	Juno House	2500	Yr1 £20,000, Yr2 £24,000, Yr3 £30,000	£2,272.44	£701.65	7
4	Juno House	2500	Yr1 £20,000, Yr2 £24,000, Yr3 £30,000	£2,272.44	£701.65	7
2a	Juno House	Let	Yr1 £10,000, Yr2 £12,000, Yr3 £15,000	£1,136.22	£354.51	3
3a	Juno House	Let	Yr1 £10,000, Yr2 £12,000, Yr3 £15,000	£1,136.22	£354.51	4
2b	Olympus House	Let	Yr1 £10,000, Yr2 £12,000, Yr3 £15,000	£1,136.22	£349.54	4
3b	Vulcan House	Let	Yr1 £9,000, Yr2 £10,000, Yr3 £12,000	£1,136.22	£369.10	3
4b	Vulcan House	1250	Yr1 £9,000, Yr2 £10,000, Yr3 £12,000	£1,136.22	£359.17	3

Advised service charge and insurance are variable and subject to change.

■ Park Services

The maintenance of the gardens, paths and parking areas, together with cleaning of building exteriors, are directly controlled by Country Estates' 'Award Winning' estate management team. Seasonal colour displays and a wooded backdrop, give the Park a relaxed and spacious atmosphere. Seats and benches are placed around the site to enable staff and visitors to enjoy the grounds. Waste is well managed on site and includes a paper and card recycling point. Our Estates Manager is on site regularly and can offer advice and help to resolve any problems that may arise.



■ Security

We have an established security team who patrol the Park every night of the year, as well as during the day on each Bank Holiday and every weekend. Out of hours the secure barrier gives peace of mind and the regularly maintained 24 hour CCTV system provides extra back up if needed.

■ Broadband

High speed broadband is available on the Park.

■ Location

Calleva Park is located on the A430, just over a mile South of Aldermaston village. The M3 and M4 motorways are less than 20 minutes away with Heathrow just under an hour. Sat Nav RG7 8UA