



HASLAM'S
CHARTERED SURVEYORS

PRICE REDUCED

FOR SALE

PRICE REDUCED



UNIT 19 EASTER PARK

Easter Park Aldermaston Berkshire RG7 2PQ

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	FREEHOLD
SIZE	1,584 - 2,855 SQ FT (Incl. mezz floor) (147.15 - 265.23 SQ M)

KEY POINTS

- > Full height mezzanine floor
- > Demountable partitioned office area
- > Electric roller shutter door
- > 3 allocated car parking spaces
- > VAT is not chargeable on the price



Location

Easter Park, Aldermaston lies just off the A340 between Reading and Basingstoke, two of the most vibrant business communities in the Thames Valley corridor. Surrounded by the picturesque villages of Mortimer, Tadley, Aldermaston and Silchester, Easter Park offers easy access to Junctions 11 and 12 of the M4 and Junction 6 of the M3.

Description

The property comprises a high quality modern mid-terrace industrial unit of steel frame construction, offering flexible business space. Internally the unit benefits from a mezzanine floor providing extra storage, along with WC and partitioned ground floor office area.

Specification

- Electric roller shutter door 4m wide x 4.5m high
- Pedestrian access door with security shutter
- Large full height mezzanine
- Strip LED and fluorescent tube lighting to warehouse
- 3 phase power
- DDA compliant WC facility
- 3 allocated parking spaces

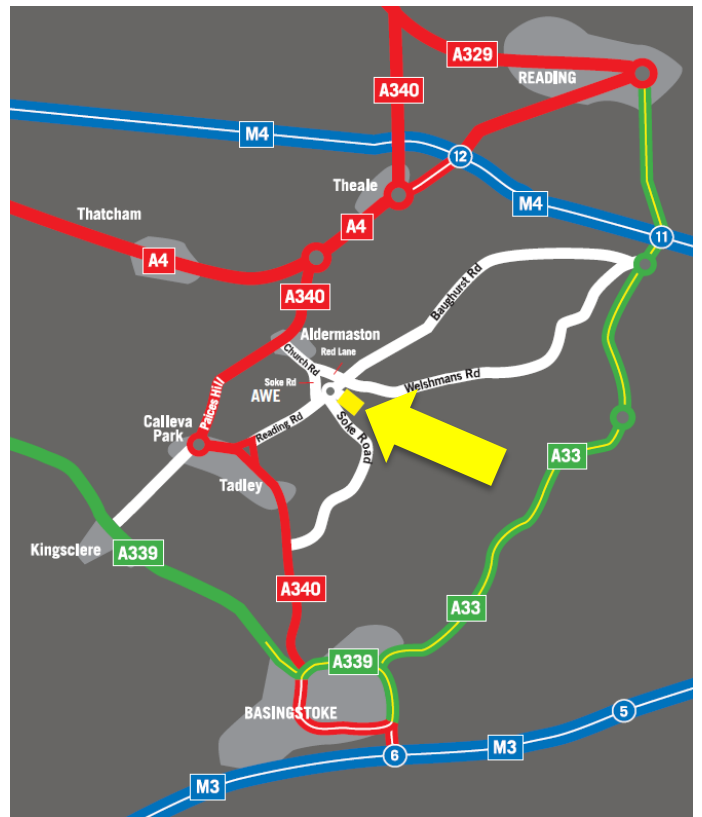
Accommodation

We understand the gross internal area (GIA) is as follows:-

Description	sq ft	sq m
Ground Floor	1,584	147.15
Mezzanine	1,271	118.08
Total	2,855	265.23

Energy Performance Asset Rating

EPC Rating: D:85



Business Rates

Rateable Value: £16,750

Terms

The freehold of the property is offered for sale. Guide price £410,000.

Legal Costs and VAT

Each party to bear their own legal costs. The property is NOT elected for VAT.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



Harry Bevins

0118 921 1517
harrybevins@haslams.co.uk



Georgia Fearn

0118 921 1513
georgiafearn@haslams.co.uk