



## UNITS 1 & 4 OLYMPUS HOUSE

Calleva Park Aldermaston Reading RG7 8SA

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LONG LEASEHOLD</b>
<b>SIZE</b>	<b>4,420 SQ FT</b> (410 SQ M)
<b>PRICE</b>	<b>£425,000</b>

### KEY POINTS

- > Well presented and significantly refurbished
- > Flexible office unit
- > Business park location
- > 20 car parking space
- > One electric car charge point
- > Double door access

## Location

The property is situated within Calleva Park in Aldermaston which lies roughly in the middle of a triangle formed by the larger towns of Reading, Basingstoke and Newbury. Calleva Park is a large Business Park established in 1989 and provides circa 225,000 sq ft of business space.

## Description

Olympus House comprises a modern two storey office building which has been extensively refurbished. Internally the property is laid out as open plan office accommodation at first floor level with office and storage accommodation at ground floor. There are male and female WC's and kitchen facilities.

The flexibility of the property means that the entire ground floor could be used for storage / lab space or office.

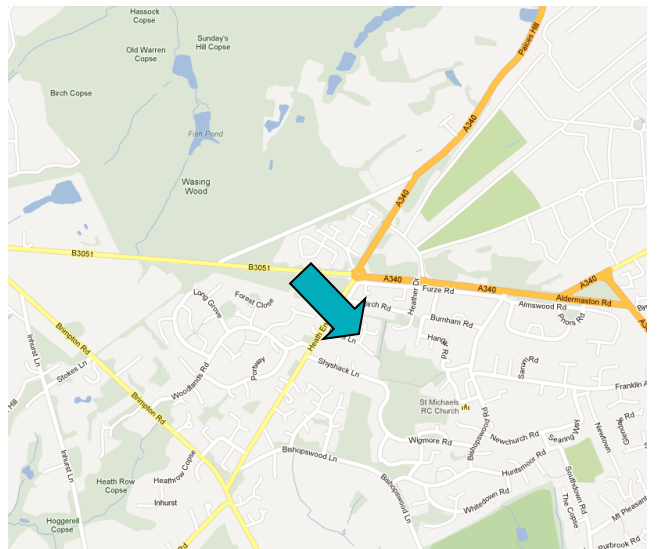
## Specification

- Mix of open plan and partitioned space
- Suspended ceilings
- Warm / cooling cassettes
- Alarm system
- Kitchen
- Male & female WC's
- Double door access
- 20 parking spaces
- 1 electric car charging point
- Excellent natural light

## Accommodation

We understand the gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
Ground Floor	2,210	205
First Floor	2,210	205
<b>Total</b>	<b>4,420</b>	<b>410</b>



## Energy Performance Asset Rating

EPC Rating: C (71)

## Terms

The virtual freehold interest (999 year lease from 29th September 1984) is offered for sale with vacant possession for a price of £425,000.

## Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

## Business Rates 2023/24

The Rateable Value for the property is £29,500.

## Viewing & Further Information

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



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