

HOOTONS

**2 MERCURY HOUSE
CALLEVA PARK
ALDERMASTON, BERKSHIRE
RG7 4QW**

TO LET

GROUND & FIRST FLOOR OFFICES

(MAY SELL)



Calleva Park is an established commercial business park fronting the B3051/A340 and strategically positioned at the centre of the Reading, Newbury and Basingstoke triangle. Junction 6 of the M3 is approximately 9 miles to the south east and Junction 12 of the M4 is approximately 8 miles to the north east. Occupiers on the Park include international companies, together with smaller local companies involved in the electronics, computing, manufacturing and service sectors.

www.hootons.co.uk

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk**

DESCRIPTION

2 Mercury House comprises a 1980s two storey mid-terrace business unit of steel frame construction with brick and profiled clad elevations. The accommodation has been used as offices and includes power points, telephone sockets, suspended ceiling, warm air heating and toilet facilities. There are four car parking spaces to the front of the premises and an overspill car park close by.

ACCOMODATION

The approximate net internal floor area is as follows:-

Ground Floor Office: 109.56 sq m (1,179 sq ft)

First Floor Office: 101.63 sq m (1,094 sq ft)

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed. Consideration would also be given to selling our clients virtual freehold (999 year lease) in the region of £160,000

RENT

Ground Floor: £9,300 per annum exclusive
First Floor: £8,650 per annum exclusive

RATES

Rateable Value Ground Floor: £8,600

Rateable value first floor: £9,800

Rates Payable (2016/2017) 48.4p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

LEGAL COSTS

The ingoing tenant will be responsible for our client's reasonable legal costs in connection with this transaction.

VAT

All figures quoted are exclusive of VAT

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: Nigel Hooton, George Cousins or Ben Newton

Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE

