



Chartered Surveyors &
Commercial Property Consultants

OFFICE / WORKSHOP

TO LET

**7 FRONDS PARK, FROUDS LANE, ALDERMASTON
WEST BERKSHIRE, RG7 4LH**

412 SQ FT (38.27 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The property is located on Fronds Lane, Aldermaston. If you enter Fronds land from the A4 the property can be found on the right hand side after you have passed over the railway bridge. Once you turn right turn left immediately and the property can be found on the left.

DESCRIPTION

The property comprises a single-storey brick-built building with pitched slate roof.

The property is accessed via a single pedestrian door which leads to a small lobby with access to a WC then leading to the main workspace which is currently divided into two by a stud wall. The WC includes a low-level toilet and sink.

The workspace includes double doors for loading, wood floor, painted blockwork walls, strip lighting, electric heating, small kitchenette unit which includes microwave, fridge and stainless steel sink. The space also includes feature beams, alarm with good natural light.

Externally there is parking for two/three cars.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	38.27	412

RATING ASSESSMENT

Rateable Value £3,500 Rates Payable £1,746.50 (2025/26)

For those that qualify no business rates will be payable

SERVICE CHARGE

There is an annual charge of approx.£350 for the estate. This includes the full cost of water.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 92.

PROPOSAL

The property is available on a new lease, the length of which is open to negotiation. The quoting rent is £7,000 per annum exclusive. VAT is not applicable.

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LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Shane Prater / Tom Price / Tash Chamberlain

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October 2025



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