



8 Minerva House

Calleva Park, Aldermaston, RG7 8NA

End of Terrace Industrial / Business Unit with Side Loading Door

2,441 sq ft
(226.78 sq m)

- End of terrace position
- Ground floor production / storage with first floor offices
- Male & female WC's
- Kitchen / staff break out area
- 6 car parking spaces plus visitor spaces
- Suspended ceilings with CAT II lighting
- PV Solar panels

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Summary

Available Size	2,441 sq ft
Rent	£18,000 per annum
Price	£225,000
Business Rates	Rateable Value: GF - £7,300 1F - £7,700
Service Charge	£2,937.08 per annum Plus VAT (2026)
VAT	Not applicable
EPC Rating	Upon enquiry

Description

The first phase of the park was constructed in the 1980's and the property offers an excellent opportunity to base your business on this award winning development.

The accommodation offers ground floor industrial / storage with a concertina loading door. The first floor provides essentially open plan accommodation with a separate meeting room.

Location

Set in the heart of the Newbury / Reading / Basingstoke triangle, Calleva Park is convenient for both the M4 and M3 motorways and offers an attractive, well maintained and secure environment for your business.

Terms

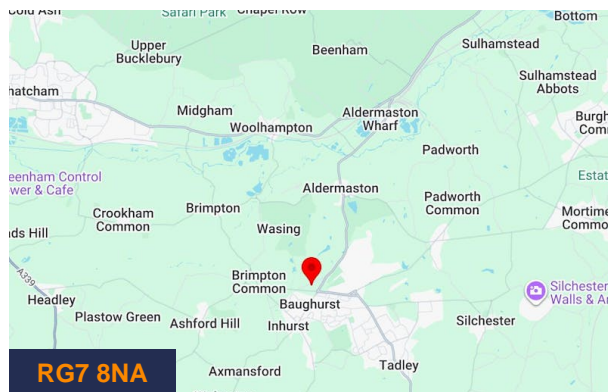
The premises are for sale on the basis of the residue of a 999 year lease (granted from 1984) subject to a £100 plus VAT per annum ground rent. Alternatively, the premises are available by way of a new Fully Repairing & Insuring lease at £18,000 pax.

Amenities

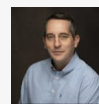
- . End of terrace position
- . Ground floor production/storage with first floor offices
- . Male & female WC's
- . Kitchen/staff break out area
- . 4 allocated car parking spaces plus visitor spaces
- . Suspended ceilings with CAT II lighting
- . PV solar panels

Buildings Insurance

Annually £1,003.97 plus VAT (2026)



Viewing & Further Information



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