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INCORPORATING  
WOODFORD & CO

**TO LET**

## **STORAGE/WORKSHOP UNITS**

**1,193 sq ft (111 sq m)**

**TO LET**



### **UNIT 6 JUPITER HOUSE CALLEVA PARK, ALDERMASTON, BERKSHIRE, RG7 8NN.**

- ◆ 5.3 m eaves height
- ◆ 3 phase power
- ◆ WC
- ◆ Blower heaters
- ◆ Lighting

## ***Unit 6 Jupiter House, Calleva Park, Aldermaston, Berkshire, RG7 8NN***

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<b><u>LOCATION:</u></b>	Calleva Park, Aldermaston, which fronts the A340 and B3051, is at the centre of the triangle bounded by Reading, Newbury and Basingstoke, each within an approximate 10 mile radius. Junction 6 of the M3 is approximately 9 miles and Junction 12 of the M4 is only 8 miles. The Park provides a UK base for a number of international organisations, together with newly formed and expanding businesses involved in the electronics, computing, manufacturing and service sectors.
<b><u>DESCRIPTION:</u></b>	Units 6 Jupiter House comprises a mid terrace units. Unusually for Calleva Park the unit has no mezzanine therefore the unit benefits from 5.3 m eaves height. The premises has been used for storage/workshop purposes. It has the benefit of its own WC and kitchenette.
<b><u>FLOOR AREAS:</u></b>	The approximate gross internal areas are:  Unit 6: 1,193 sq ft (110.83 sq m)
<b><u>RENT:</u></b>	£12,000 per annum exclusive.
<b><u>LEASE:</u></b>	A new lease for a term by arrangement to be outside the security of tenure and compensation provisions of the Landlord & Tenant Act.
<b><u>RATES:</u></b>	The premises has a rateable value of £6,000 and therefore small business rates relief may be available.
<b><u>SERVICE CHARGE:</u></b>	£1,700 per annum exclusive.
<b><u>ENERGY RATING:</u></b>	C – 73
<b><u>LEGAL COSTS:</u></b>	Each party is to be responsible for their own legal costs.
<b><u>VIEWING:</u></b>	By appointment through the sole agents:



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Ref: BRP/dal/JupiterHouse,6(29.04.19)

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**Finance Act 1989:** Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessor must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.