



UNIT 11 THE GREEN

Benyon Rd Easter Park Aldermaston Berkshire RG7 2PQ

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	4,145 - 8,377 SQ FT (385.1 - 778.2 SQ M)

KEY POINTS

- > Modern business park setting
- > Fitted offices
- > Ability to split
- > Strategically located between Basingstoke & Reading with access to both the M3 and M4
- > 34 allocated car parking spaces (1:237 sq ft)
- > Passenger lift
- > 3-phase power
- > Flexible lease options

Location

The Green at Easter Park, Aldermaston lies just off the A340 between Reading and Basingstoke, two of the most vibrant business communities in the Thames Valley corridor. Surrounded by the picturesque villages of Mortimer, Tadley, Aldermaston and Silchester, Easter Park offers easy access to Junctions 11 and 12 of the M4 and Junction 6 of the M3.

[what3words.com/loose.calculate.lilac](https://www.what3words.com/loose.calculate.lilac)

Description

The property comprises an end of terrace office building arranged over two floors. The property benefits from 34 allocated car parking spaces to the front of the building in a modern landscaped business park. The property can be split on a floor-by-floor basis, subject to terms, and offers great natural light with high ceilings and floor to ceiling apertures overlooking a backdrop of lawn and woodlands to the rear.

Specification

- Fitted offices to create a number of variously-sized private offices and meeting rooms
- Full access raised floors
- Open vaulted ceilings to first floor
- Passenger lift
- HVAC heating and cooling system
- Suspended ceilings & LED lighting (on ground)
- Tea and kitchen points
- WCs on each floor
- 3-phase power
- Flexible floorplates to accommodate a range of configurations if required

Accommodation

We believe the internal areas under IPMS3 to be:-

Description	sq ft	sq m
Ground Floor	4,145	385.1
First Floor	4,231	393.1
Total	8,377	778.2



Energy Performance Asset Rating

EPC Rating: B:26

Business Rates

The Rateable Value is subject to reassessment. The anticipated RV is likely to be in the region of £89,000, which would make Rates Payable for the current year, circa £44,500 p.a. (All interested parties to make their own enquiries with the local authority).

Terms

The premises are available on a new FRI lease, on terms to be agreed, direct from the landlord.

Legal Costs and VAT

Each party to bear their own legal costs. We understand the property is elected for VAT.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact Haslams or Main Allen, the joint sole agents, for further information or an appointment to view.



Harry Bevins
07725 277556
harrybevins@haslams.co.uk



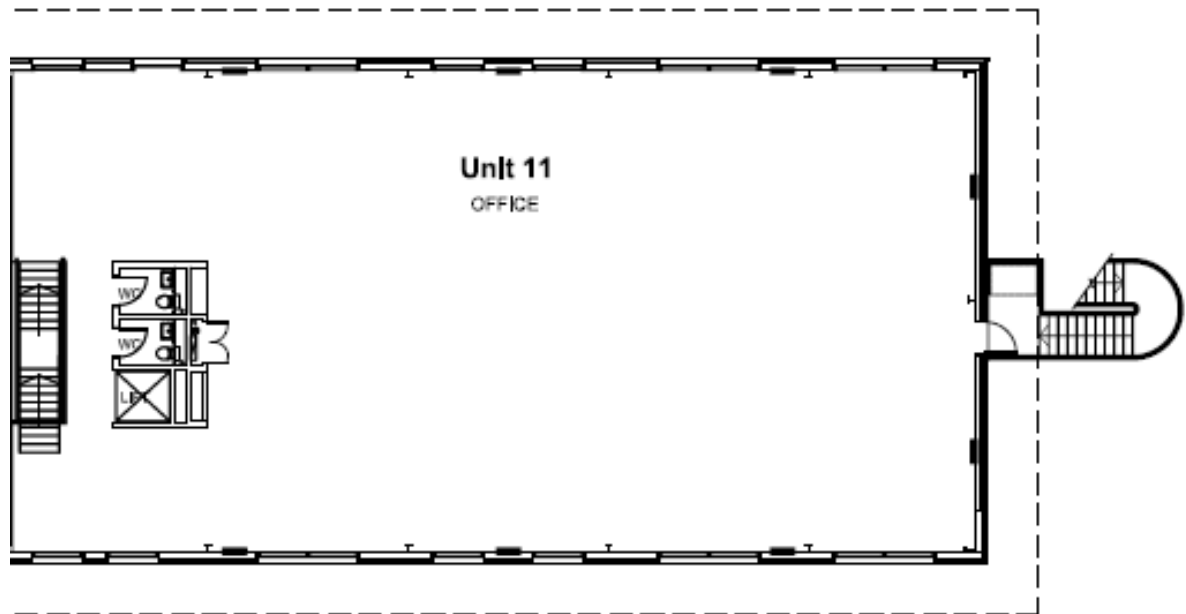
Dermot Main
07775 518078
dermot@mainallen.com

Internal Photos are Indicative

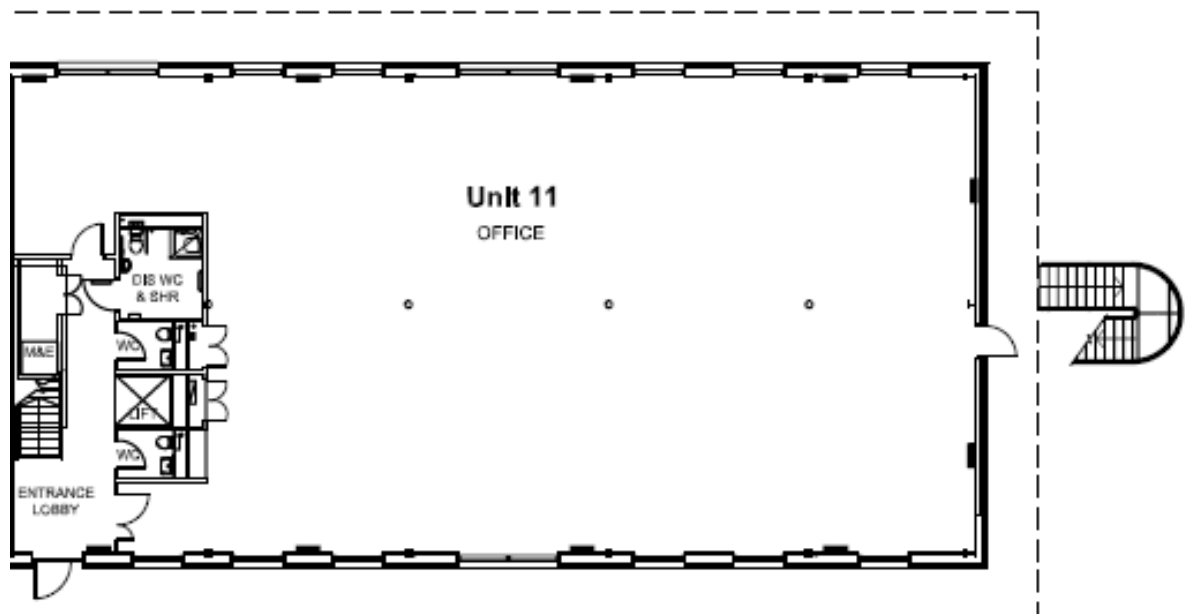


Original Unit Configuration

First Floor

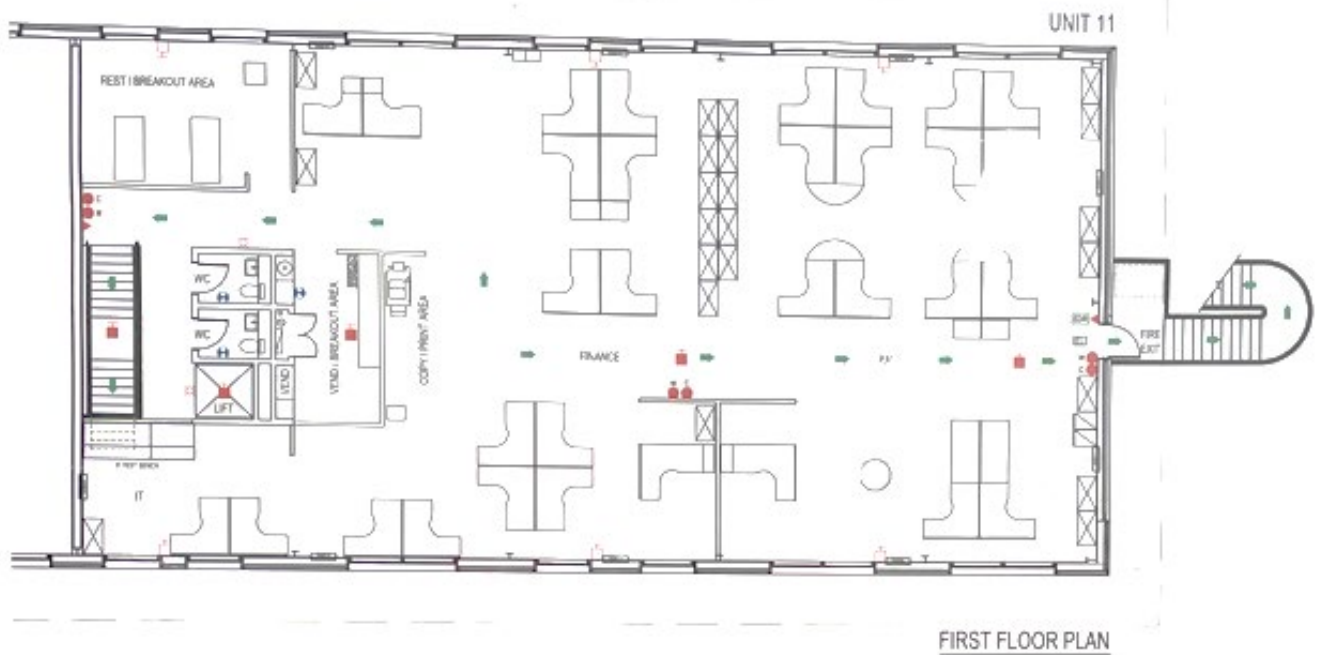


Ground Floor



Current Fitted Configuration

First Floor



Ground Floor

