



# UNIT 37 EASTER PARK

Easter Park Aldermaston Berkshire RG7 2PQ

<b>TYPE</b>	<b>INDUSTRIAL / WAREHOUSE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>2,300 SQ FT</b> (214 SQ M)

## KEY POINTS

- > Electric loading door
- > Max. height 7.8m
- > Floor loading 30kN/sq m
- > Mezzanine floor fitted as offices
- > Shower room

## Location

Unit 37 is located on Easter Park comprising an established, modern business park approximately midway between Reading, Basingstoke and Newbury.

Road communications are excellent with easy access to both Junctions 11 and 12 of the M4 and J6 of the M3 motorways and 11-miles from Newbury.

what3words ///salads.commuting.bulk

## Description

Built in 2008, Unit 37 comprises a modern, high quality end terrace industrial / warehouse.

## Specification

- Electric loading door 4mW x 4.5mH
- Minimum height 6.25m
- Max height 7.8m
- Floor loading 30kN/sqm
- 3 phase power
- Good natural light
- Parking
- Shower room
- Kitchen
- Intruder alarm
- Fire alarm
- Mezzanine floor 761 sqft (fitted as offices)
- Height under mezzanine 2.87m

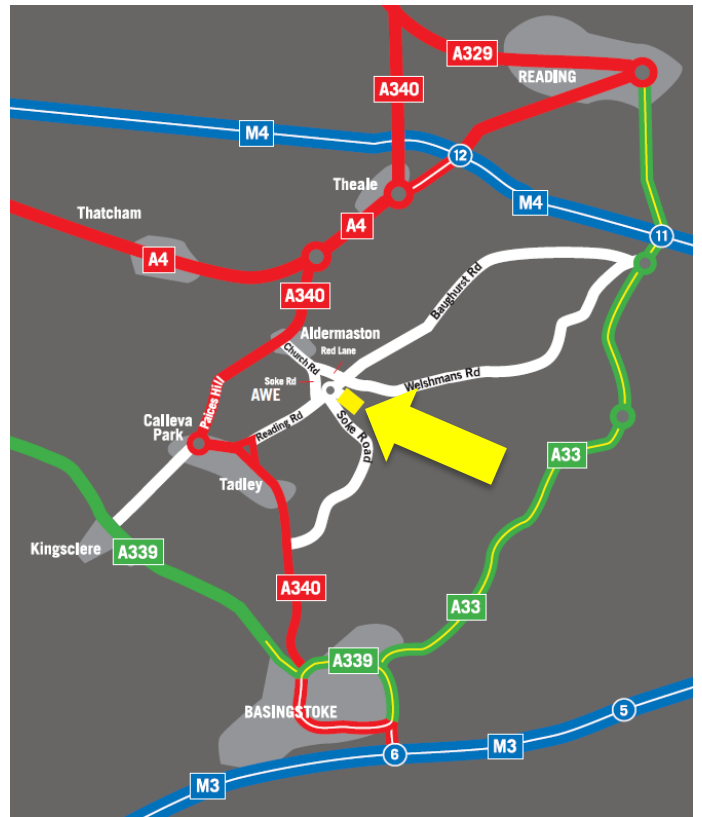
## Accommodation

We understand the gross internal area (GIA) is as follows:-

Description	sq ft	sq m
Industrial / Warehouse	2,300	213.67
<b>Total</b>	<b>2,300</b>	<b>213.67</b>

## Energy Performance Asset Rating

EPC Rating: D:88



## Business Rates

Rateable Value: £22,250

## Terms

A new Fully Repairing and Insuring lease for a term to be agreed and contracted outside the Landlord & Tenant Act.

## Legal Costs and VAT

Each side to pay their own legal and professional costs. VAT is payable on the rent.

## 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 the sole agents for further information or an appointment to view.



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# HASLAM'S

CHARTERED SURVEYORS

