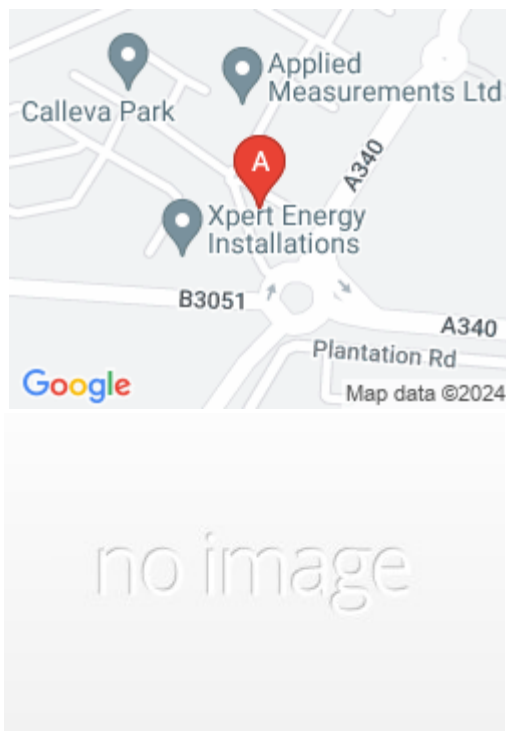


## Calleva Park

Aldermaston RG7 8UA



This location is at the heart of the Reading, Newbury and Basingstoke triangle. Being situated out of town, it enjoys good traffic flows, even at peak time. Both Junction 12 of the M4, and Junction 6 of the M3 are less than 10 miles away from the centre, so there are excellent road links. There are local amenities, including places to eat and drink, a Sainsbury's Supermarket, Barclays Bank and a Shell Petrol Station. Local buses also serve the area, providing further transport links, and there is a golf course nearby.

This location is a large park of well-over 130 office and business units. The heavily wooded park has won many awards for its landscaping and has an excellent security record with full time out-of-hours guarding, coded vehicle barrier and a brand new, state-of-the-art CCTV system. With several building styles, with flexible space options, the park is home to many multinationals, right down to small local start-up operations. Design and Build options may also be an option dependent on your requirement. There is current availability on two units both of which are 1250 sq ft, and lease for £15,000 pa plus vat. Both are recently refurbished, come with 3-4 parking spaces, and are available on a minimum three-year lease.

### transport links

Underground	N/A
Train Station	Newbury Racecourse
Road Link	N/A
Airport	Blackbushe Airport

### Leased Spaces

- **Price** : Â£53 pcm
- **Min Price** : Â£53 pcm
- **Min Size** : 2 sq ft
- **Max Size** : 3 sq ft
- **Total Size** : 192 sq ft
- **Min Term** : 36 mnths