



Chartered Surveyors &
Commercial Property Consultants

INVESTMENT PROPERTY

FOR SALE

**UNIT 5, ORPHEUS HOUSE, CALLEVA PARK
ALDERMASTON WEST BERKSHIRE, RG7 8TA**

2,466 SQ FT (229.11 SQ M)



TO BE LET TO KEC LTD FOR 10 YEARS

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Orpheus House is located on Calleva Park, Aldermaston.

Upon entering Calleva Park follow the site road, bear right at the roundabout. The property can be found straight ahead.

DESCRIPTION

The property comprises a first-generation unit constructed in approximately 1985.

The property is constructed around a steel frame with part brick and part metal cladding to walls and metal cladding to the roof.

The property comprises a two-storey unit with the ground floor being used for light manufacturing and benefitting from two WCs, kitchenette, air conditioning, suspended ceiling, LED lights and a concertina door on the side.

Stairs lead to the first floor which is laid out as offices and includes an open plan area, five separate offices/meeting rooms with the space benefitting from carpets to the floors, suspended ceiling, LED lighting, air conditioning, kitchenette, WC and shower (not connected).

The property benefits from six parking spaces, four to the front and two to the side.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	113.37	1,220
First Floor	115.74	1,246
Total	229.11	2,466

LEASE TERMS

The property is to be Let to KEC Ltd (Company Number 01287711) on a new lease from completion as follows:-

- 10 Year lease
- Tenant only break at year 5
- Upward only rent reviews every 3 years
- Initial Rent £17,500 per annum exclusive

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SERVICE CHARGE

The tenants will pay the estate service charge for the property which is currently approximately £2,500 per annum.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of B and a score of 43.

PROPOSAL

The property is available to purchase on a 999 year lease from 1985 (approx. 959 years remaining) at a ground rent of £100 per annum.

The guide price is £195,0000 (One Hundred & Ninety Five Thousand Pounds).

VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact: Shane Prater, 01635 551441, Email: shane@quintons.co.uk
January 2026

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