



Country Estates

Professional Properties, for Professional Businesses



CALLEVA PARK

ALDERMASTON, BERKSHIRE

STUNNING RURAL SETTING IN THE
HEART OF THE KENNET VALLEY

BUSINESS SPACE FROM 1,250 TO 25,000 SQ.FT*

*GROSS EXTERNAL



CALLEVA PARK

A SECURE AND PEACEFUL RURAL SETTING

Calleva Park has grown over a number of years to be one of the most widely known and popular business parks in the Reading, Newbury and Basingstoke triangle. Its success lies in the flexible office and workspace options available, all set in a beautiful and secure rural setting. It has attracted a diverse business community and continues to be an established leader with excellent placement for road links to other key areas. A number of companies have been able to grow their business on the park. With the flexibility of space available you can expand to other areas in the park, without the need for a major relocation. With allocated parking, comprehensive CCTV, all set in a wooded park, companies have become established and chosen to remain on the park for many years.

The Park is made up of 25 buildings, each with 'B1' planning consent, of various styles but all with flexible space ready to be tailored to an individual company's needs. Our on-site Sales Office will be happy to arrange viewings and provide plans.

■ Location

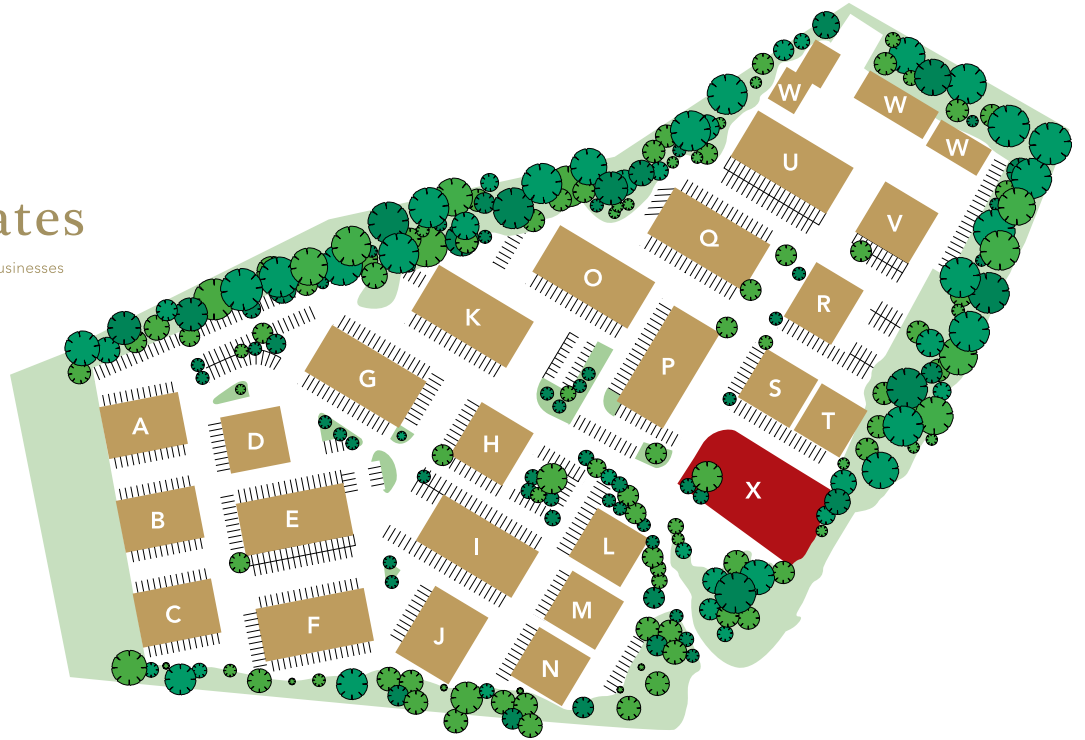
Calleva Park lies at the heart of what is known as the Reading, Newbury and Basingstoke triangle giving businesses an ideal central location. The M3 and M4 motorways are less than 20 minutes away with Heathrow under an hour and high speed rail connections close by. Located on the Berkshire and Hampshire borders, this prime location in the Kennet Valley provides accessibility to London, Swindon, Bristol, Oxford, Portsmouth and Southampton to name but a few.





Country Estates

Professional Properties, for Professional Businesses



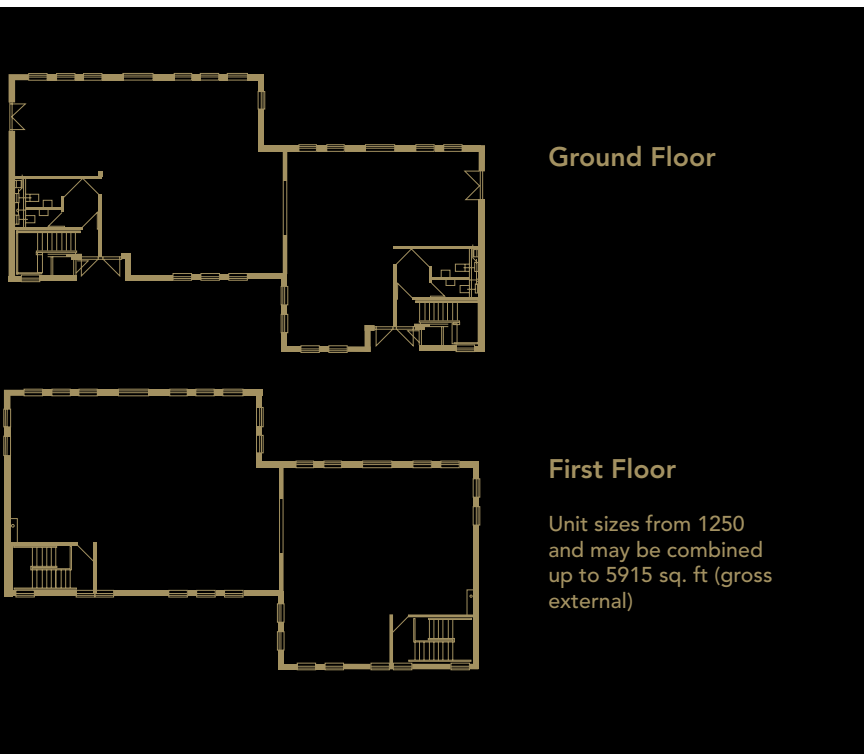
■ Site Plan

Design & Build opportunities available (subject to planning)

A Mars	E Comet	I Bacchus	M Venus	Q Apollo	U Orpheus
B Zephyr	F Saturn	J Midas	N Hercules	R Olympus	V Orion
C Zodiac	G Minerva	K Jupiter	O Vulcan	S Achilles	W Fortuna Court
D Eros	H Titan	L Andromeda	P Mercury	T Juno	X Forum - Design Build

■ Park Services

The maintenance of the gardens, paths and parking areas, together with cleaning of building exteriors, are directly controlled by Country Estates' 'Award Winning' estate management team. Seasonal colour displays and a wooded backdrop, give the Park a relaxed and spacious atmosphere. Seats and benches are placed around the site to enable staff and visitors to enjoy the grounds. Waste is well managed on site and includes a paper and card recycling point. Our Estates Manager is on site regularly and can offer advice and help to resolve any problems that may arise.



■ Security

We have an established security team who patrol the Park every night of the year, as well as during the day on each Bank Holiday and every weekend. Out of hours the secure barrier gives peace of mind and the regularly maintained 24 hour CCTV system provides extra back up if needed.

■ Broadband

High speed broadband is available on the Park.

ALDERMASTON, NEAR READING

Situated in the Kennet Valley, this picturesque award winning village is just over a mile North of the Park. The village and surrounding area have excellent schools and there is a good variety of modern housing as well as Grade II listed cottages. The village has been commended on its community driven projects to inspire its youth and elderly as well as initiate and support businesses of all types in the area. Nearby, Aldermaston Wharf is home to the Kennet and Avon Canal Visitors Centre and tea room.

■ Directions

Calleva Park is located on the A340, just over a mile South of Aldermaston village. From Junction 12 of the M4 Reading West, take the A4 westbound for 4 miles. Turn left onto the A340 and follow for approximately 3 miles, through Aldermaston village. Continue for about a mile and a half and Calleva Park is signposted right (4th exit) at the roundabout.

From Junction 6 of the M3 follow the A339 towards Newbury for about 2 miles. Take the slip road signposted Tadley A340 and turn right (4th exit) signed Aldermaston and Tadley A340. Follow the A340 for approximately 9 miles until you see Calleva Park signposted right (3rd exit) at the roundabout. SatNav: Calleva Park RG7 8UA



Country Estates

Professional Properties, for Professional Businesses

NATIONAL SALES OFFICE

Calleva Park, Aldermaston, Reading, Berkshire, RG7 8UA

Tel. 0118 950 8366

Fax. 0118 981 3417

Email. sales@countryestates.co.uk

Web. www.countryestates.co.uk

Visit our website for Property investments and up to date availability on all our sites in Southern England.

The paper used in this literature is manufactured from ECF (Elemental Chlorine Free) pulp, sourced from sustainable forests and plantations. It is totally recyclable, biodegradable and acid free.

No responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warrant whatever is made or given either during negotiations, in particulars or elsewhere and applicants should satisfy themselves as to the accuracy of all information furnished to them.

