

FOR SALE: BUSINESS PARK OFFICE/WORKSHOP UNIT



Units 1-2 Orpheus House, Calleva Park, Reading, RG7 8TA

On the instructions of Stewart Goldsmith and Nicola Layland, of Leonard Curtis, the Joint Administrators of GB Labs Limited

GIA: 4,632 sq ft (430 sq m)



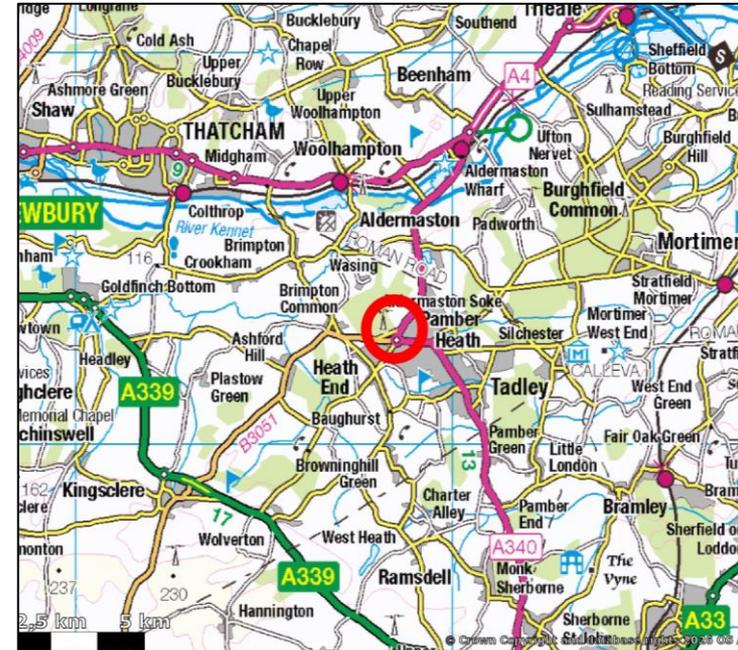
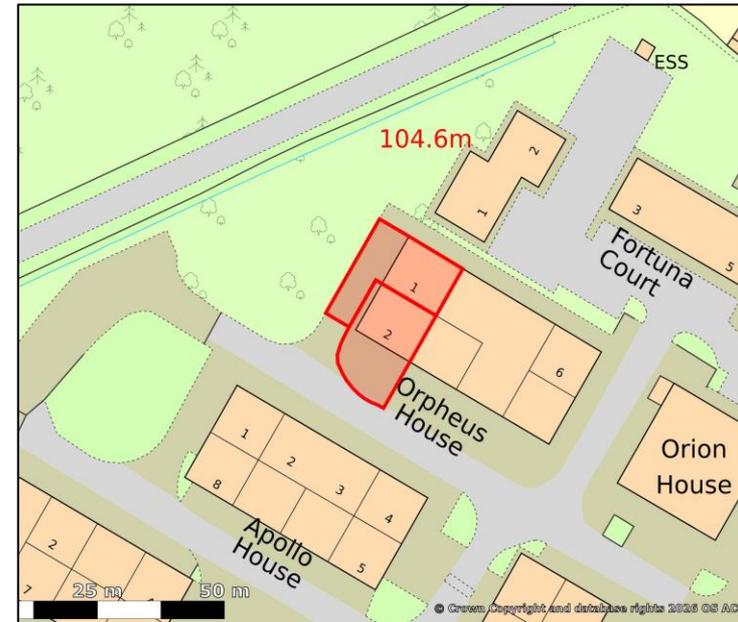
- Ground and first floor office and workshop accommodation.
- Located within Calleva Park, a well-established and actively managed business park comprising a range of office and commercial occupiers
- Suitable for flexible business use
- Floor Area (GIA): 4,632 sq ft (430 sq m)
- Long leasehold interest
- Guide Price: £390,000

LOCATION

Calleva Park is an established and well-regarded business park located in the heart of the Reading, Newbury and Basingstoke triangle, set within an attractive environment in the Kennet Valley. The park comprises 25 buildings offering flexible use class B1 (now E) business accommodation and has developed a strong and diverse business community over a number of years. Its success lies in the combination of adaptable workspace, mature wooded surroundings and comprehensive on-site management.

The Park benefits from allocated parking, maintained communal grounds, and 24-hour CCTV with security patrols and barrier-controlled access, providing a secure and professional working environment. High-speed broadband is available throughout the estate.

Units 1–2 Orpheus House form part of this established development, offering workshop and office accommodation within end terrace units. Calleva Park is located on the A340, approximately two miles south of Aldermaston village, with convenient access to Junction 12 of the M4 and Junction 6 of the M3, both within approximately 20 minutes. Heathrow Airport is under an hour away, and Aldermaston railway station provides connections to Reading and Basingstoke, with onward links to London terminals.



DESCRIPTION

The property comprises an end terrace ground and first floor business unit within a modern two-storey business building of brick construction with metal clad elevations beneath a pitched roof.

Internally, the accommodation is arranged over two floors to provide a combination of open-plan office space, partitioned meeting rooms and storage/workshop. The specification includes suspended ceilings with recessed lighting and carpeted office areas. There are fitted kitchen facilities and male and female WCs on each floor.

The ground floor benefits from loading access via a roller shutter door leading to the storage and workshop areas. Externally, the unit includes parking to two sides of the demised building.

Internal heating and cooling is provided by suspended ceiling mounted Toshiba units.



ACCOMMODATION

The property provides the following approximate accommodation:

Area:	Area Sq M	Area Sq Ft
Ground Floor	213	2,293
First Floor	217	2,339
Total	430	4,632

TENURE

The property is held under two long leasehold titles BK241246 and BK240171 granting 999 year leases from 29 September 1984.

We understand that each long leasehold interest is subject to the payment of a service charge and insurance rent. The ground rent is £100 per annum per lease.

Further information available on request.

USE CLASS

We understand that the Use Class is E in town planning terms. Interested parties are to make their own enquiries with the Local Authority, for any specific intended use. Lease user clause to be confirmed.

VAT

All prices are quoted exclusive of VAT.

SERVICES

We are informed the property is connected to mains electricity, water and drainage and that there is data cabling to 1Gb synchronous plus an older legacy connection.

BUSINESS RATES

Interested parties are advised to make their own enquiries directly with the Local Authority to confirm the applicable rates liability.

The rateable value from April 2026 is £30,500.

EPC

An energy performance certificate is available with a rating of C (68), valid until 19 December 2026.

TERMS

The property is offered with vacant possession.

LEGAL COSTS

Each party is to bear their own legal costs.

GUIDE PRICE

£390,000



CONTACTS:

For further information or to arrange a viewing please contact:

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