



## Unit 16 Diddenham Court

Diddenham Court, Reading, RG7 1JQ

**TO LET / FOR SALE - Self contained, modern open plan offices in an attractive setting.**

**1,736 sq ft**  
(161.28 sq m)

- Modern self-contained barn style offices
- Two spacious meeting rooms
- Less than 2 miles to M4 Junction 11
- Showers and Male & Female WCs
- Comfort cooling and heating
- Attractive landscaped setting

# Unit 16 Diddenham Court, Diddenham Court, Reading, RG7 1JQ

## Summary

<b>Available Size</b>	1,736 sq ft
<b>Rent</b>	£23.50 per sq ft
<b>Price</b>	£495,000
<b>Rates Payable</b>	£8.52 per sq ft
<b>Rateable Value</b>	£34,250
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£4,980 per annum
<b>EPC Rating</b>	Upon enquiry

## Description

Diddenham Court is a modern office development which provides high quality space in an attractive rural setting.

Unit 16 is a self-contained barn style office building providing large open plan space with two generously sized meeting rooms. There are both male and female WC facilities along with a kitchenette and shower. The unit also benefits from 7 onsite parking spaces plus additional parking available in the overflow at the rear of the site on a first come first serve basis. The property will be available from July 2026.

## Location

The property is located approximately 2 miles from Junction 11 of the M4 and just off the A33 Basingstoke Road. The estate comprises 16 business units of various sizes in attractive landscaped surroundings. The site is also a short drive from Mortimer train station which offers train links from Newbury and Reading. The popular amenity at the Wellington Farm shop is a short drive away.

## Accommodation

The accommodation comprises the following areas:

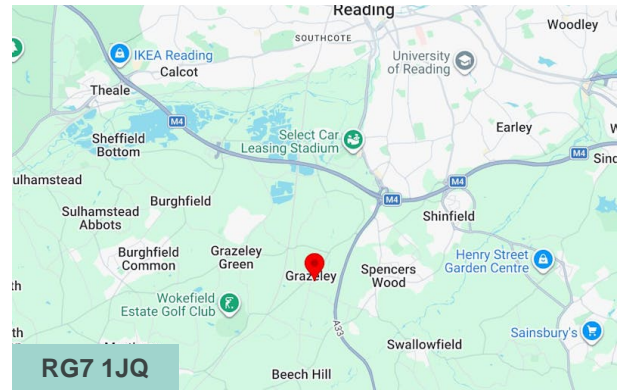
Name	sq ft	sq m	Availability
Ground	1,736	161.28	Available
<b>Total</b>	<b>1,736</b>	<b>161.28</b>	

## Viewings

Strictly by prior appointment with the sole agents, Hicks Baker.

## Terms

The property is offered to the market for lease on FRI terms and also for sale of the virtual freehold interest. The property is held on a 999 year lease from December 2006.



## Viewing & Further Information



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