



# UNIT 10 DIDDENHAM COURT

Lambwood Hill Grazeley Reading RG7 1JQ

TYPE	OFFICE
TENURE	ALL ENQUIRIES
SIZE	1,029 SQ FT (96 SQ M)

## KEY POINTS

- > Attractive landscaped rural setting
- > Grade A offices
- > Excellent parking provision of 5 spaces
- > 4G and 100Gb fibre connectivity

## Location

Diddenham Court is located one mile south of Junction 11 of the M4 in Grazeley just off Bloomfield Hatch Lane which is the main Reading to Mortimer Road.

## Description

Diddenham Court is a high quality courtyard office development. The scheme provides an excellent level of parking and is set within landscaped grounds overlooking open fields.

The office is predominantly open plan and could accommodate 8-12 desks dependant on configuration, with the benefit of a meeting room / private office, male and female WC's, shower and a kitchenette area.

## Accommodation

We understand the Net Internal Areas (NIA) are;

Floor	sq ft	sq m
Unit 10	1,029	95.59

## Amenities

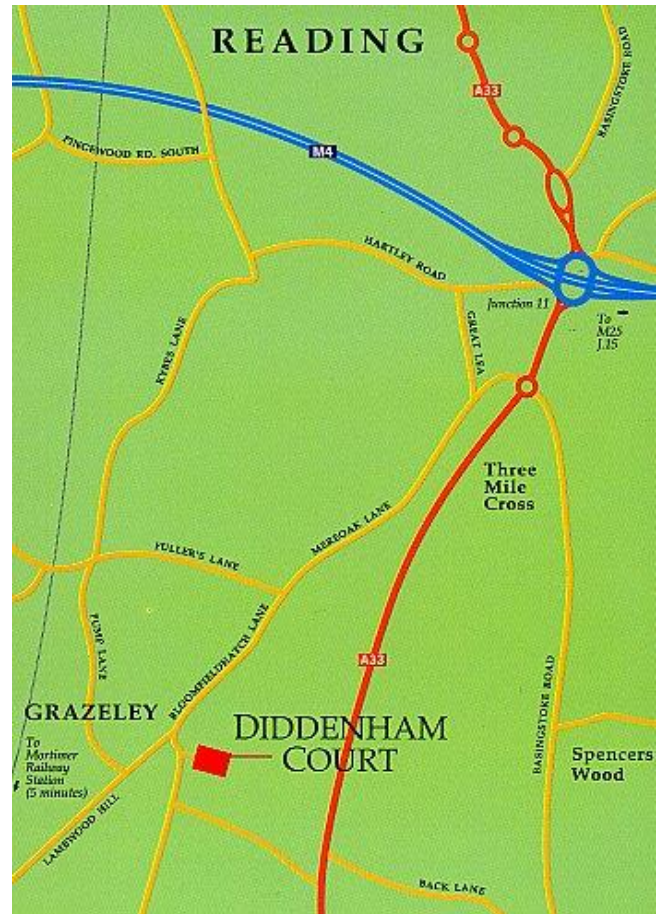
- Wall mounted comfort heating / cooling system
- High quality finishes
- 100gb fibre connectivity
- 4G phone signal
- LG3 Lighting
- Vaulted and beam ceilings
- Male & female WCs and shower
- CCTV site security
- Security gates and perimeter fencing
- 5 car parking spaces (1:206 sq ft)

## Business Rates

The Rateable Value is £23,250.

## Energy Performance Asset Rating

EPC Rating: C:56



## Terms

Interested parties are encouraged to contact Haslams to discuss further.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

Please contact the sole agent for further information or an appointment to view.



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