



Unit 12 Diddenham Court

Reading, RG7 1JQ

**Self-contained barn style
office. For Sale/To Let**

1,168 sq ft
(108.51 sq m)

- Attractive barn style office
- FOR SALE/ TO LET
- 4 car parking spaces
- Air-conditioning
- Exposed beams
- Gas central heating
- WC's, shower and kitchen area

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Summary

Available Size	1,168 sq ft
Rent	£23.50 per sq ft
Price	£340,000
Rates Payable	£10.15 per sq ft
Rateable Value	£23,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£3,148 per annum
EPC Rating	C

Description

12 Diddenham Court is an attractive single storey detached office building providing predominantly open plan space. The property benefits from good sized glazed meeting room, an open plan kitchen, Male and Female WC's with a shower. The property is well presented and boasts vaulted ceilings with exposed beams offering a characterful working environment. The unit comes with 4 car parking spaces allocated and additional parking available in the overflow at the rear on a first come first serve basis.

Locally, both Warings Bakery in Spencers Wood and the Wellington Farm Shop provide high quality nearby amenity offerings approx 5 mins drive.

Property Highlights / Amenities

- Build Status: Light Refurbishment
- Total parking spaces: 4

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 landscaped surroundings. The site is also a short drive from Mortimer train station which offers train links from Newbury and Reading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,168	108.51	Available
Total	1,168	108.51	

Viewings

Strictly by prior appointment with the sole agents



Viewing & Further Information



Harry Gornall-King
01189557075 | 07738104806
h.gornall-king@hicksbaker.co.uk



Dominic Faires MRICS
07967 375962
d.faires@hicksbaker.co.uk