

READING

Units 9, Diddenham Court,
RG7 1JQ



OFFICE TO LET / FOR SALE

710 SQ FT

- Picturesque location
- Disabled WC, single WC and shower
- Quick & flexible lease available
- Unit 9 has 4 parking spaces, more parking available on site
- Picnic benches and bike storage



Summary

Available Size	710 sq ft
Rent	£1,370.00 per month
Price	Offers in the region of £225,000.00
Rates Payable	£11.07 per sq ft From April 23
Rateable Value	£15,750
Car Parking	Parking ratio 1:180
EPC Rating	B (30)

Description

Unit 8 (904 sq ft)
Under Offer

Unit 9 (710 sq ft)
4 car parking spaces
RENT: £1,370 pcm

BUSINESS RATES: Rates Payable = £7,859.25 pa. / £655 pcm.

SERVICE CHARGE & INSURANCE: £147.92 pcm

FOR SALE: Offers in the Region of £225,000.

Flexible lease terms are available. Both units benefit from a small tea point, disabled WC with shower, single WC and security alarm system. At Diddenham Court, there is ample spaces for enjoying the outside area with picnic benches across the site.

Location

Diddenham Court offers a convenient location, situated a mere 5-minute drive from Junction 11 of the M4. Accessing the units is effortless, with generous on-site parking facilities available. Unit 8 provides 5 parking spaces, while Unit 9 offers 4. Additionally, you'll find the charming 'Old Bell' pub and convenient local stores just a short 5-minute drive from the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 9	710	65.96	Available
Total	710	65.96	

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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