



UNIT 2 DIDDENHAM COURT

Lambwood Hill Grazeley Reading RG7 1JQ

TYPE	OFFICE
TENURE	LEASEHOLD
SIZE	550 SQ FT (51 SQ M)

KEY POINTS

- > Attractive landscaped rural setting
- > Grade A offices
- > Excellent parking provision
- > Private bus service to Mortimer Station
- > Fibre connectivity available to The Park
- > Available furnished if desired
- > Hitachi wall-mounted air conditioning installation

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 contemporary and open plan with the ability to comfortably accommodate up to 6 desks, dependent on configuration, with the benefit of a WC shower room, kitchenette area and a Hitachi air conditioning system.

Accommodation

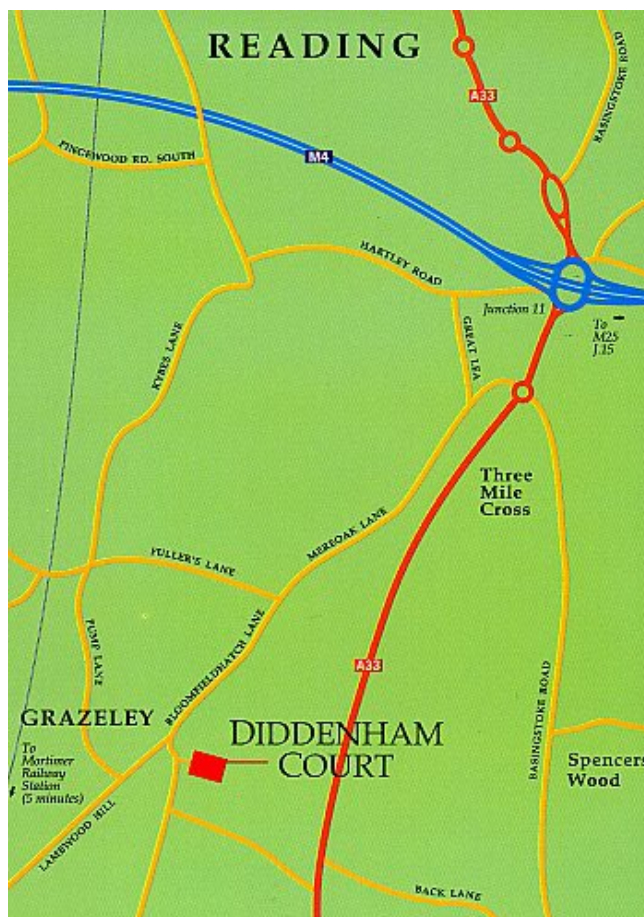
We understand the net internal floor areas (NIA) are as follows;

Floor	sq ft	sq m
Unit 2	550	51.1

Amenities

The unit benefits from the following amenities;

- Existing furnishings available
- Wall mounted comfort heating / cooling system
- High quality finishes
- Fibre connectivity
- 4G phone signal
- LG3 Lighting
- Vaulted and beam ceilings
- WC and shower room
- CCTV site security
- Security gates and perimeter fencing
- 2 dedicated car parking spaces (1:275 sq. ft.)
- Ample overflow parking on site
- Private bus service to Mortimer station



Terms

The premises are available to rent by way of a new lease on terms to be agreed. Rent on application.

Business Rates

The Rateable Value is £11,750.

Energy Performance Asset Rating

EPC Rating: TBC

Viewing & Further Information

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



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