



## UNIT 10 DIDDENHAM COURT

Lambwood Hill Grazeley Reading RG7 1JQ

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LEASEHOLD</b>
<b>SIZE</b>	<b>1,029 SQ FT</b> (96 SQ M)

### KEY POINTS

- > Attractive landscaped rural setting
- > Grade A offices
- > Excellent parking provision of 5 spaces
- > Private bus service to Mortimer Station
- > 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

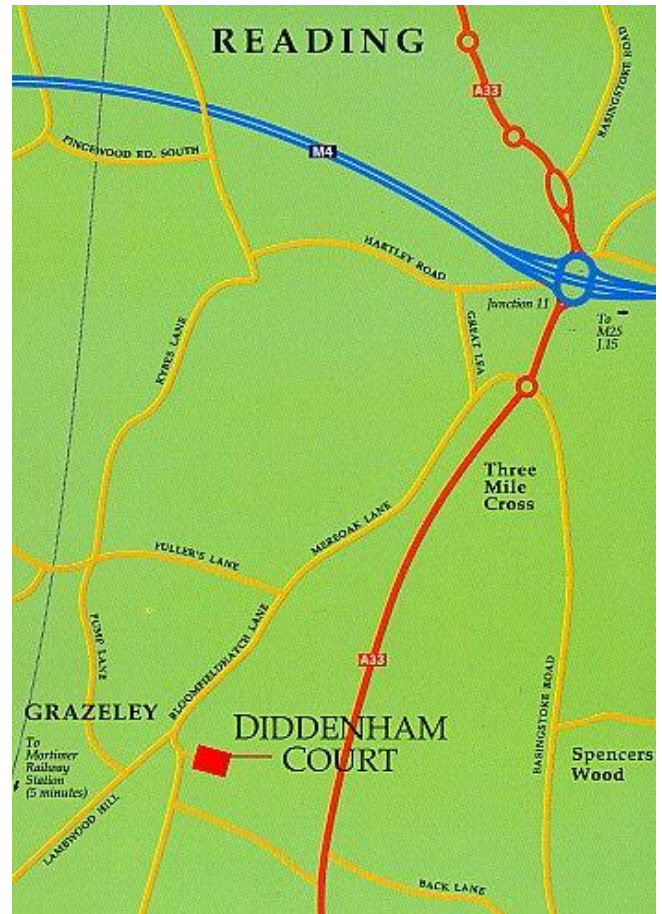
We understand the net internal floor areas (NIA) are as follows;

Floor	sq ft	sq m
Unit 10	1,029	95.59

## Amenities

The unit benefits from the following 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.)
- 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 £18,250.

## 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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