



## Unit 15

Diddenham Court, Reading, RG7 1JQ

**TO LET / FOR SALE - Self contained, modern open plan offices in attractive setting.**

**1,379 sq ft**  
(128.11 sq m)

- Attractive modern barn style office
- Excellent parking provision
- Comfort cooling and heating
- Kitchen area
- Attractive landscaped setting
- WC's and shower

# Unit 15, Diddenham Court, Reading, RG7 1JQ

## Summary

<b>Available Size</b>	1,379 sq ft
<b>Rent</b>	£23.50 per sq ft
<b>Price</b>	£385,000
<b>Rates Payable</b>	£12.64 per sq ft from April 2026
<b>Rateable Value</b>	£39,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£3,800 per annum
<b>EPC Rating</b>	B (32)

## Description

15 Diddenham Court is a modern barn style office building providing predominantly open plan space. The property benefits from good sized meeting room, an open plan kitchen and Male and Female WC's with a shower.

The unit comes with 5 car parking spaces allocated and additional parking available in the overflow at the rear on a first come first serve basis. The property will be available from July 2026.

## 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 attractive landscaped surroundings. The site is also a short drive from Mortimer train station which offers train links from Newbury and Reading. Another short drive away is the popular amenity at the Wellington Farm shop.

## Accommodation

The accommodation comprises the following areas:

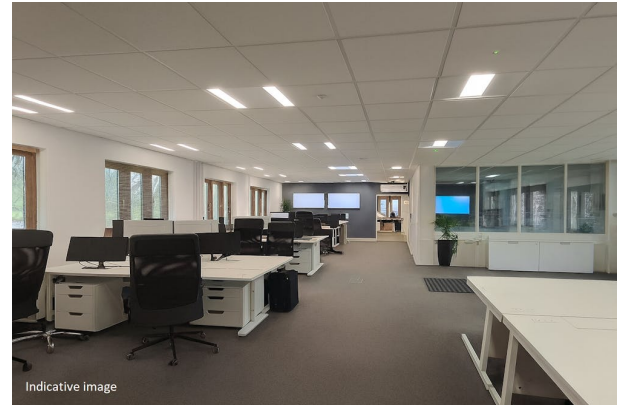
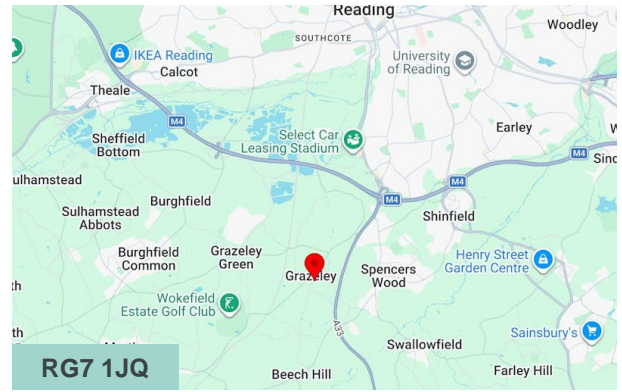
Name	sq ft	sq m	Availability
Ground	1,379	128.11	Available
<b>Total</b>	<b>1,379</b>	<b>128.11</b>	

## Viewings

Strictly by prior appointment with the sole agents, Hicks Baker.

## Terms

The property is offered to the market for lease on FRI terms and also for sale of the virtual freehold interest. The property is held on a 999 year lease from May 2006.



## Viewing & Further Information



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