



Unit 15 Diddenham Court

Reading, RG7 1JQ

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

1,379 sq ft
(128.11 sq m)

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

Unit 15 Diddenham Court, Reading, RG7 1JQ

Summary

Available Size	1,379 sq ft
Rent	£23.50 per sq ft
Price	£385,000
Rates Payable	£12.64 per sq ft from April 2026
Rateable Value	£39,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£3,800 per annum
EPC Rating	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. The popular amenity at the Wellington Farm shop is a short drive away.

Accommodation

The accommodation comprises the following areas:

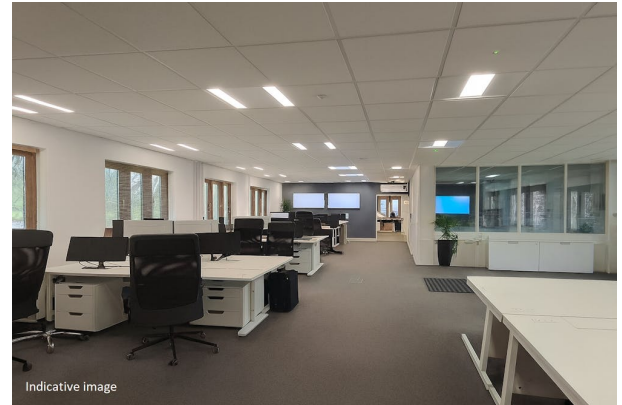
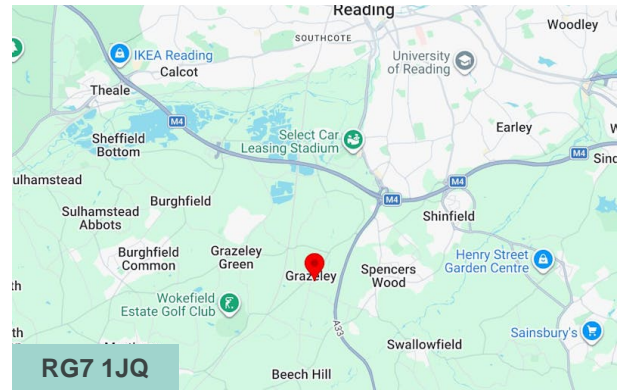
Name	sq ft	sq m	Availability
Ground	1,379	128.11	Available
Total	1,379	128.11	

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



Harry Gornall-King

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



Dominic Faires MRICS

07967 375962
d.faires@hicksbaker.co.uk