

# READING

Units 8 & 9, Diddenham  
Court, RG7 1JQ



## OFFICE TO LET / FOR SALE

**710 SQ FT**

- Units can be rented separately or together
- Picturesque location
- Disabled WC, single WC and shower in each unit
- Quick & flexible lease available
- Unit 8 has 5 parking spaces
- Unit 9 has 4 parking spaces
- Picnic benches and bike storage



## Summary

<b>Available Size</b>	710 sq ft
<b>Rent</b>	£1,370 per month
<b>Rates Payable</b>	£11.36 per sq ft From April 23
<b>Rateable Value</b>	£36,750
<b>Car Parking</b>	Parking ratio 1:180
<b>EPC Rating</b>	Property graded as B-B (27 - 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

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 - 8	904	83.98	Under Offer
Unit - 9	710	65.96	Available
<b>Total</b>	<b>1,614</b>	<b>149.94</b>	

## 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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