

Four vertical blue lines of varying shades (light blue, medium blue, dark blue, and light blue) run down the left side of the page, partially overlapping the main title.

# IMPERIUM

READING RG2 0TD



IMPERIUM IS A HIGHLY PROMINENT FLAGSHIP OFFICE BUILDING SITUATED IN THE HEART OF THE THAMES VALLEY, ONE OF THE MOST DYNAMIC REGIONS IN EUROPE.

NEWLY REFURBISHED AND FEATURING AN ARRAY OF AMENITIES NEARBY, INCLUDING AN ON-SITE CAFÉ AND WIFI ENABLED BUSINESS LOUNGE.





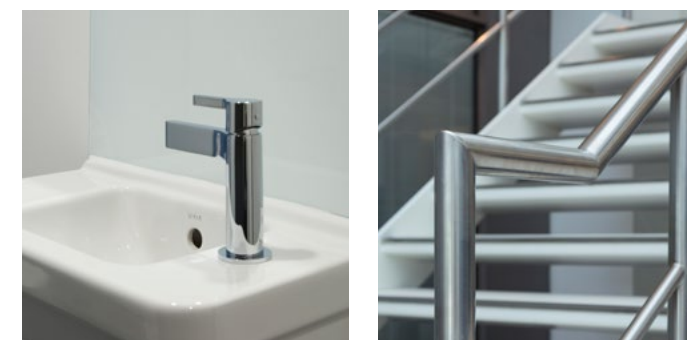


HIGH QUALITY OFFICE SPACE AND UNRIVALLED CAR PARKING ARE COMPLEMENTED BY AN IMPRESSIVE ATRIUM WITH RECEPTION AREA, BUSINESS LOUNGE AND CAFÉ.

- VAV air conditioning
- Full access raised floors
- Suspended ceiling with integrated lighting
- Refurbished WCs on each floor
- Shower facilities
- Excellent parking ratio of 1 space per 219 sq ft (net)
- 2 x 12-person passenger lifts
- 1250kg 16-person goods lift and covered loading area
- The building has an EPC rating of C (73)
- On-site café and business lounge







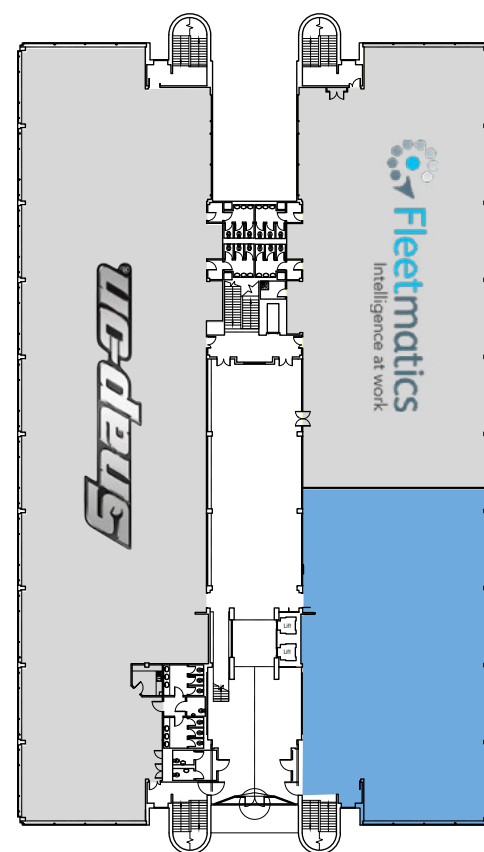
## AVAILABILITY

The office accommodation has been fitted out to a high specification and is open plan. The below floor areas are measured on an IMPS3 (International Property Measuring Standards) basis.

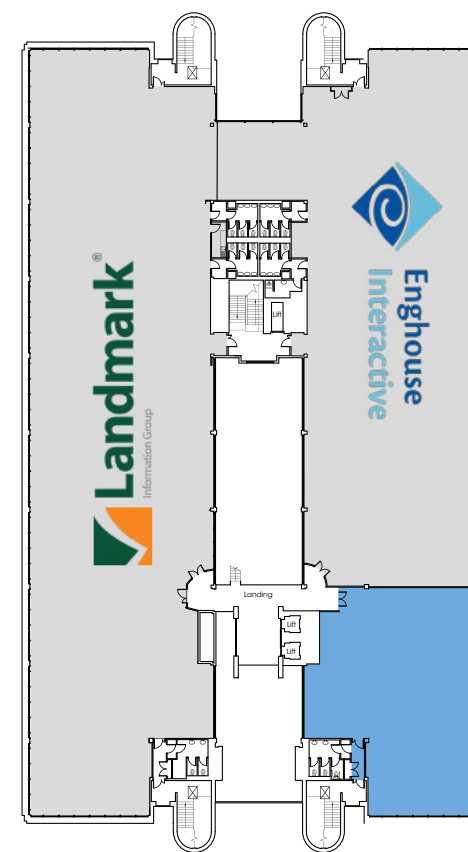
FLOOR	SQ FT (IPMS3)	SQ M (IPMS3)
SECOND	28,610	2,657.9
PART FIRST	4,353	404.4
PART FIRST		LANDMARK
PART FIRST		ENGHUSE
PART GROUND	5,902	548.3
PART GROUND		FLEETMATICS
PART GROUND		SNAP-ON
<b>TOTAL</b>	<b>38,865</b>	<b>3,610.6</b>

Floor plates can be split to accommodate various needs.

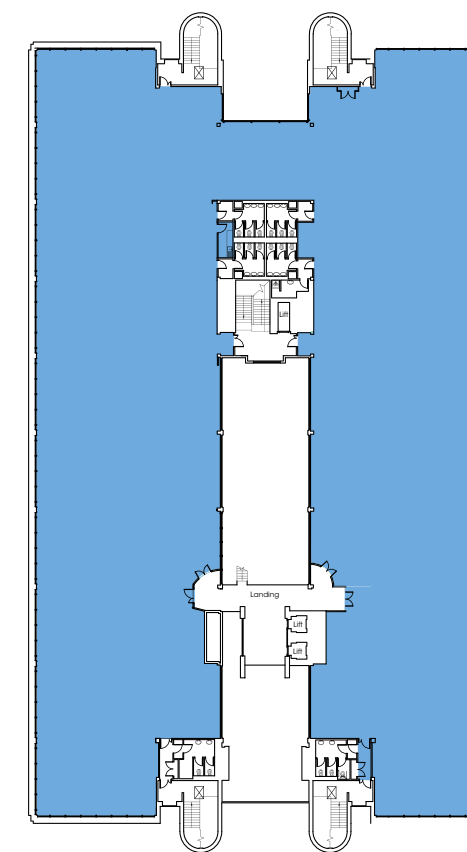
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



■ TO LET



- 1  
  
  

- 2  
  

- 3  
  

- 4  
  

- 5  
  
  

- 6  
**READING GATEWAY**  
Planning approved for a 20 acre mixed use scheme, including a hotel, bank, car showroom, residential properties, restaurants and retail shops.
- IMPERIUM READING**  
  
  
  

- 7  

- 8  
**READING TOWN CENTRE**
- 9  

- 10  
  
  

- 11  
  

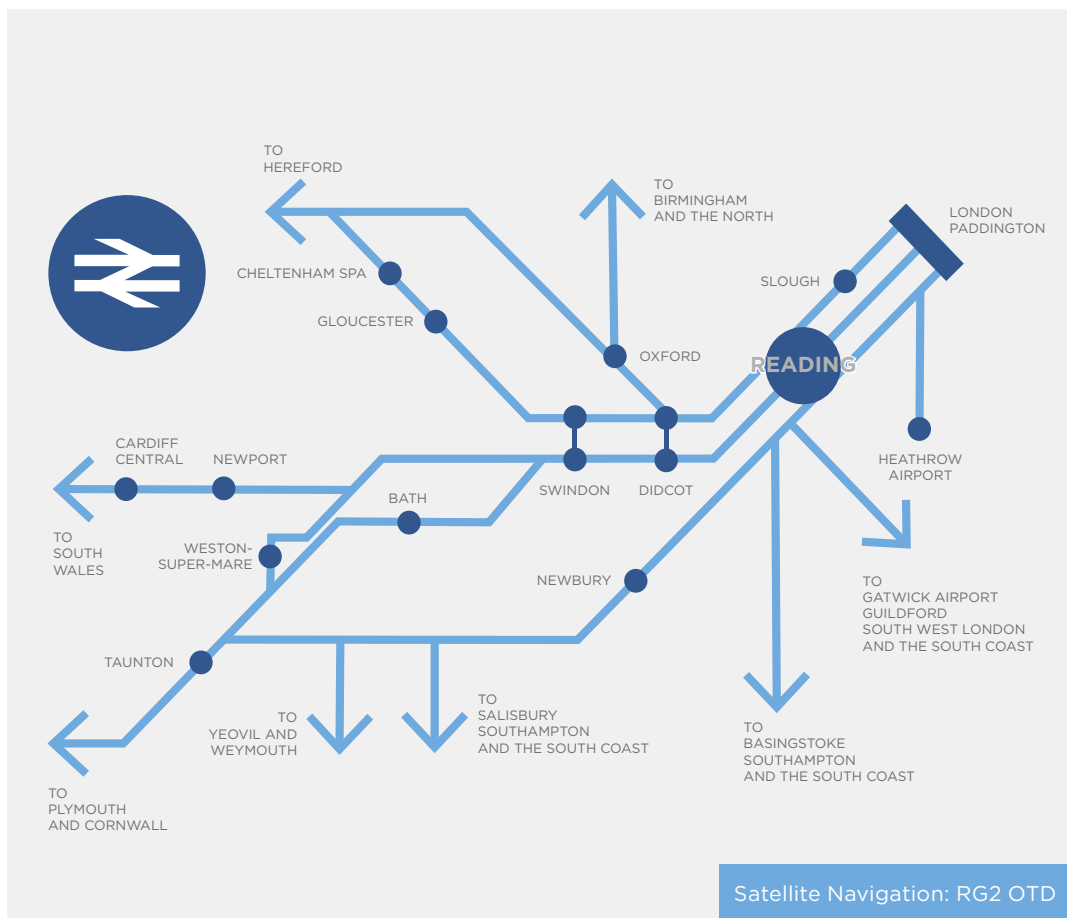
- 12  
  

- 13  
**READING GATE RETAIL PARK**
- 14  

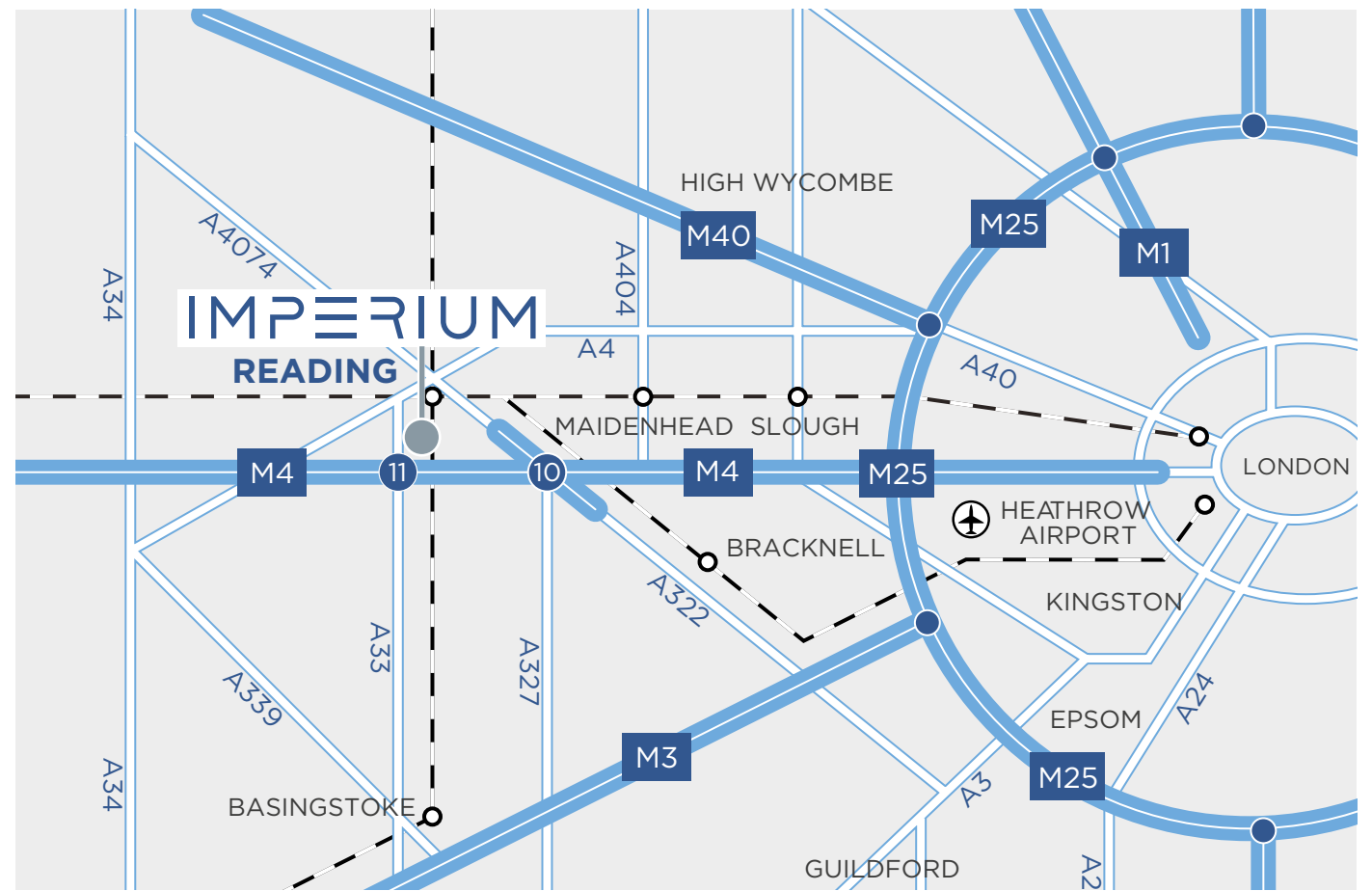
- 15  





Satellite Navigation: RG2 OTD



TOP PROSPECTS FOR BUSINESS,  
GREAT FACILITIES FOR LEISURE AND  
UNRIVALLED TRANSPORT LINKS.

Imperium is located on Imperial Way just off the A33, approximately 1/4 mile from Junction 11 of the M4. The A33 is the principal route into Reading town centre from the south, which connects the M4 at Junction 11, with the M3 at Junction 6.

Situated 3.3 miles from Reading's newly redeveloped train station. Imperium provides good access to the railway network. Reading Station provides up to 12 high-speed rail services to Central London every hour. Direct services also run to Oxford (23 minutes), Bristol (53 minutes) and Birmingham (92 minutes).

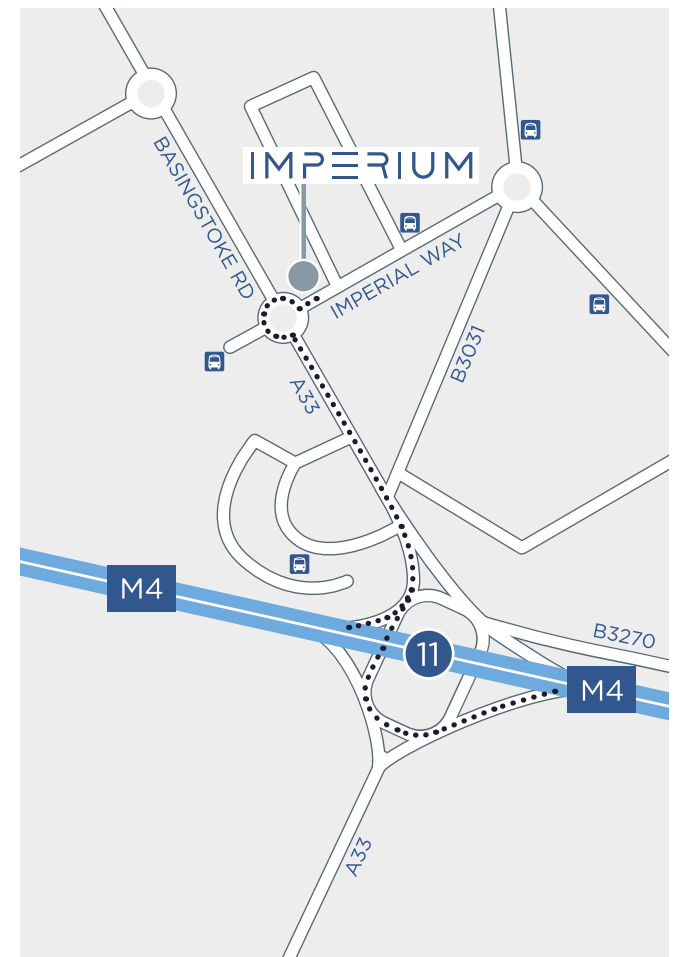
From 2019, Crossrail will run between Reading and London (named The Elizabeth Line). Crossrail will serve a total of 40 stations along the route and will significantly improve journey times when travelling across Central London.

Rail Time	
Maidenhead	10 mins
Newbury	22 mins
Basingstoke	22 mins
London Paddington	24 mins

For the maximum benefit of Crossrail, you will be able to combine the First Great Western service to Paddington with the Crossrail service and achieve the following approximate journey times:

Crossrail (from 2019)	
Bond Street	32 mins
City (Liverpool Street)	39 mins
Canary Wharf	48 mins

Road	
Central Reading	3.3 miles
Basingstoke	16 miles
Maidenhead	17 miles
Newbury	22 miles
Central London	37 miles



## FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint sole selling agents.

### TERMS UPON APPLICATION



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