





EXTENSIVELY REFURBISHED

IMPERIUM has undergone a substantial refurbishment programme including the provision of new shower facilities, cycle store and a multi-functional room to accommodate events and activities for occupiers.

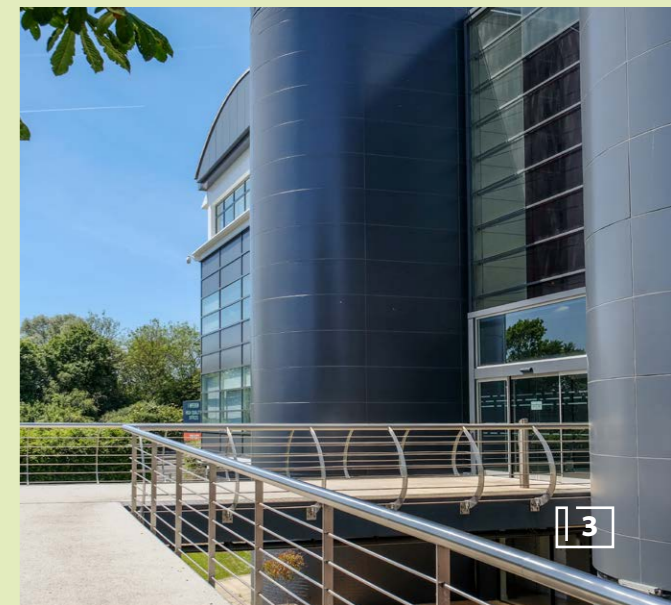
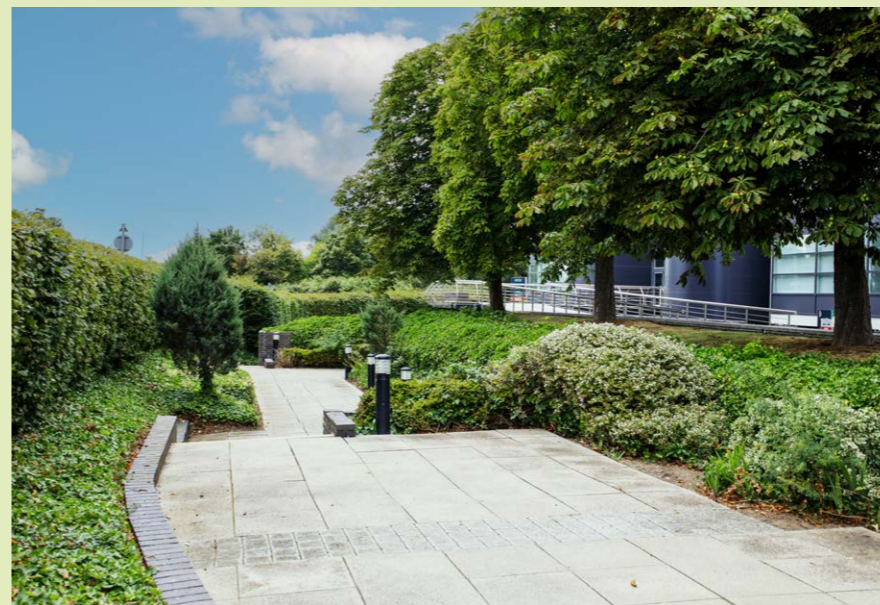
The building benefits from an impressive full height atrium with multiple breakout spaces throughout. Situated within this space is a cafe providing a wide range of foods and hot drinks to tenants and visiting guests, including a selection of healthy options.



M

CONTEMPORARY

IMPERIUM has been created with a real understanding of how to balance contemporary work ergonomics within an open, light, enhanced and naturally accented environment. The building has been furnished with complementary plants and trees with wellbeing areas and landscaped gardens for relaxation.



M FLEXIBLE



The large floor plates at **IMPERIUM** can accommodate staff numbers at a 1:10 ratio from 2,500 sq ft. The suites can be provided fully fitted or in Cat A condition. The suites have lots of natural light from perimeter windows and full height central atrium.



M MINDFUL

THE RETREAT is a multi-functional room with large screen presentation and kitchen facilities to accommodate events, as well as daily wellbeing activity classes for occupiers.

The building benefits from **INDOOR AND OUTDOOR** communal, break-out areas. A garden landscaping programme has created garden seating areas that border large parts of the outside areas where employees can relax and find time for a little peace and tranquillity. Outdoor games are available which can be used in the garden.





M UP TO SPEC



OPEN PLAN AND FULLY FITTED OPTIONS AVAILABLE



SPACES FLOODED WITH NATURAL LIGHT



NEW VRF AIR CONDITIONING



SUSPENDED CEILING WITH INTEGRATED LIGHTING



WCs ON EACH FLOOR



2 X 12-PERSON PASSENGER LIFTS



SHOWER FACILITIES



SECURE INDOOR CYCLE STORAGE



THE RETREAT MULTI-FUNCTIONAL ACTIVITIES AREA



TREATMENT ROOM



GARDEN & INDOOR TREES AND PLANTS



ON-SITE CAFÉ



DRYING ROOM



300+ PARKING SPACES (1:219 SQ FT RATIO)



ELECTRIC CAR CHARGING POINTS



EPC D

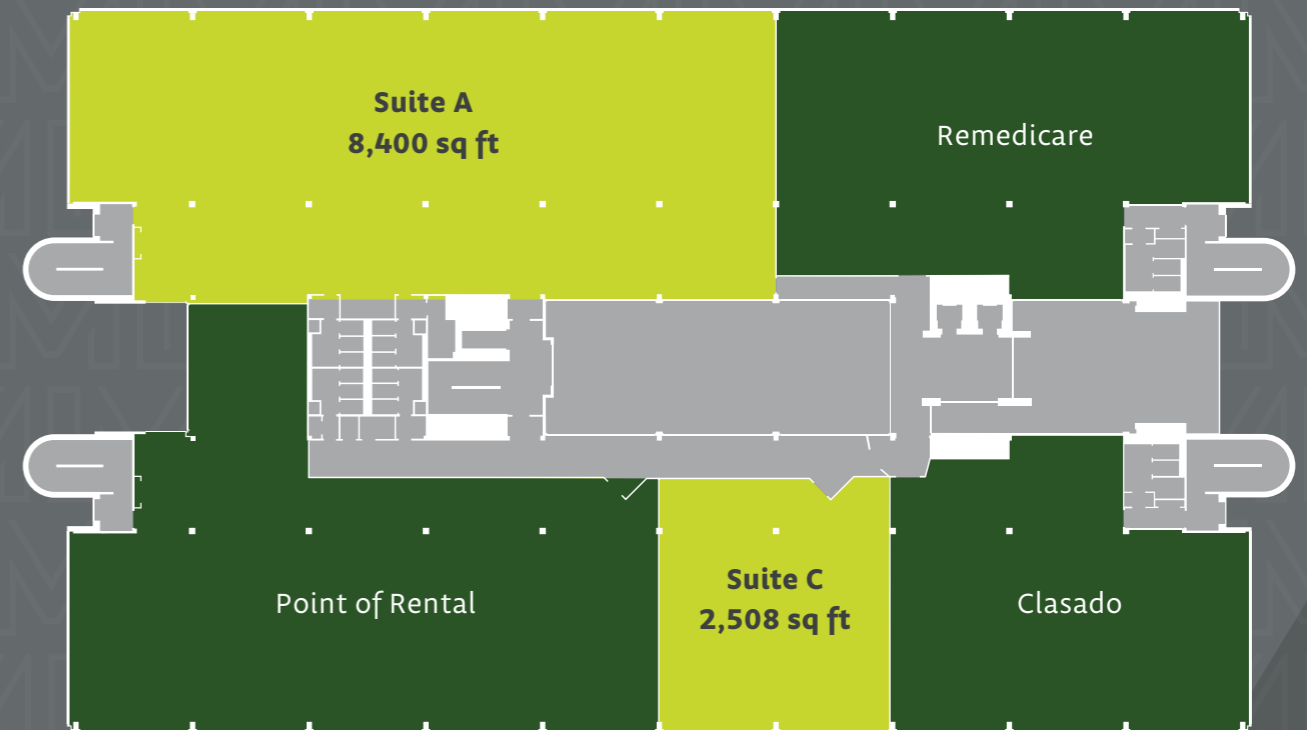


AVAILABLE

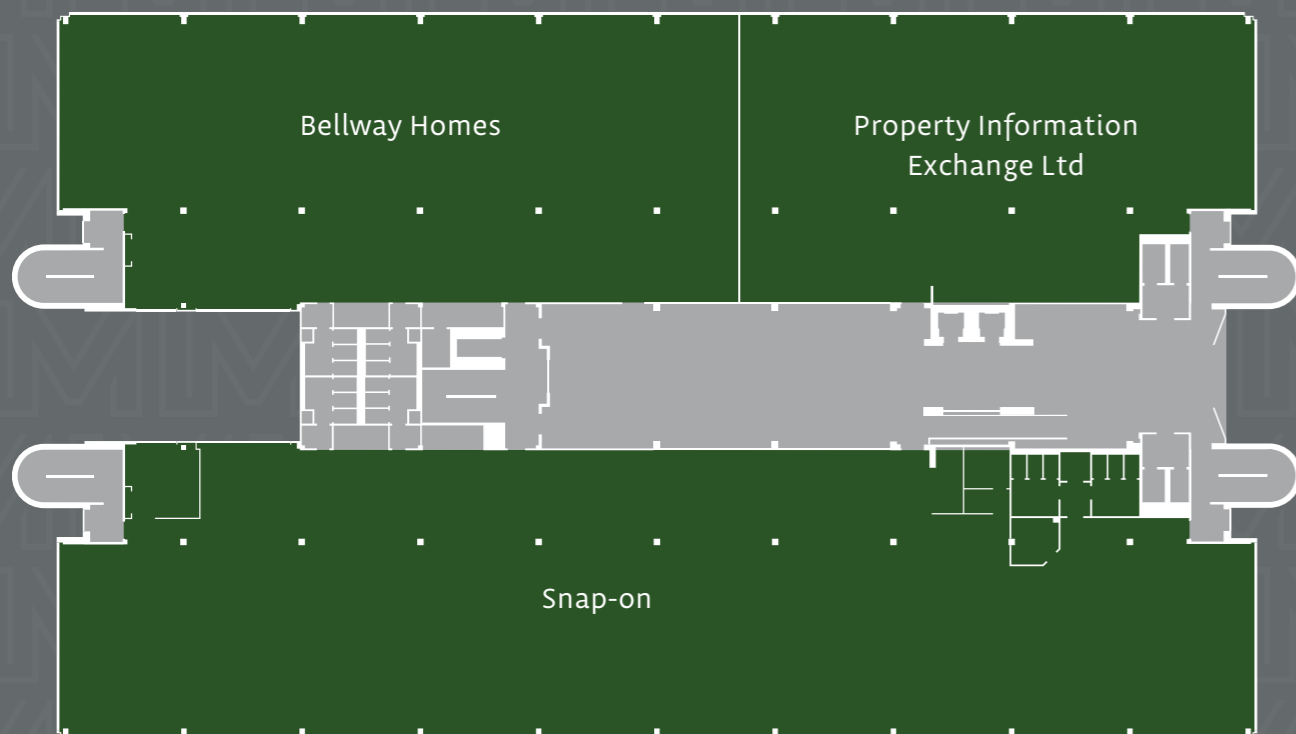
ACCOMMODATION

Floor	sq ft	sq m	Availability
2nd Suite A	8,400	780	AVAILABLE
2nd Suite B	Point of Rental		
2nd Suite C	2,508	233	AVAILABLE
2nd	Remedicare & Clasado		
1st	Landmark, Cluttons & Enghouse Interactive		
Ground	Snap-on, Property Information Exchange Ltd & Bellway Homes		

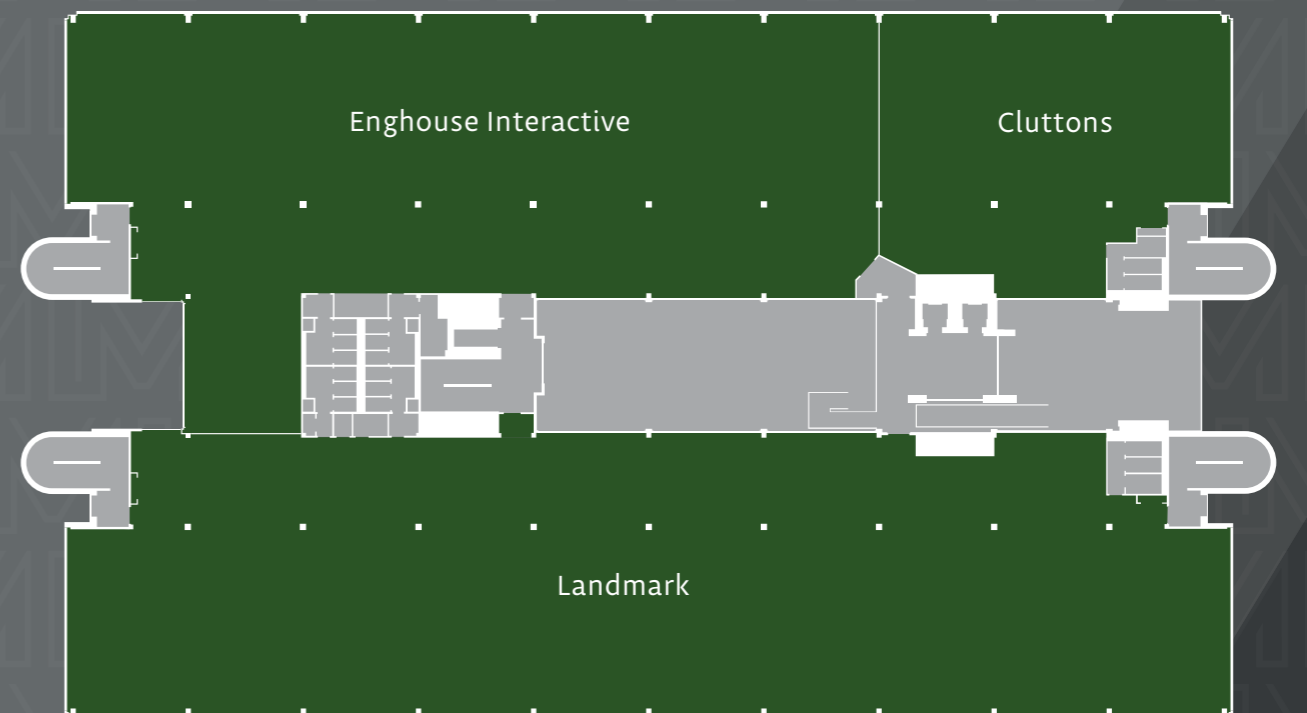
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



M CONNECTED

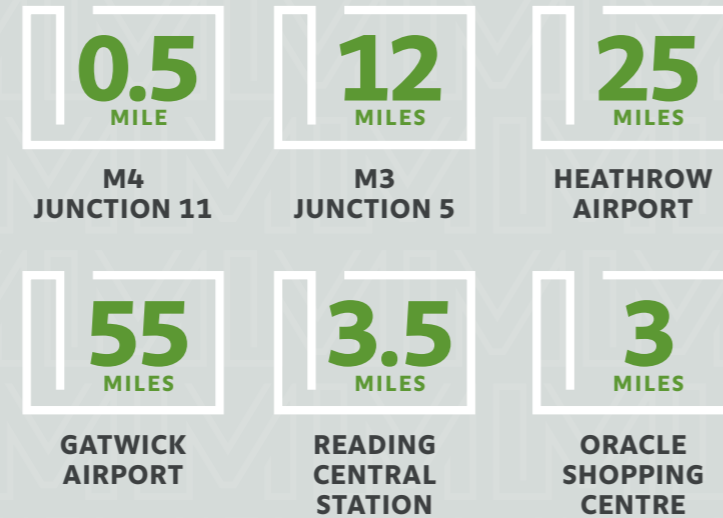
IMPERIUM is well located for the M4 and M3 to London, the South West and the Airports of Heathrow and Gatwick. Imperium is less than 1 mile from Junction 11 of the M4, and an 11 minute drive (or 19 minute cycle) from Reading Station.

There is also a bus linking Imperium to Reading Station in 17 mins. The bus runs every 15 minutes throughout the day.

Reading is a major rail hub with London Paddington taking just 23 minutes.

Reading is also served by a 37 mile cycle network, of which 17 miles are segregated from general traffic.

IMPERIAL WAY, READING RG2 0TD



AMENITY

- 1 Madjeski Stadium
- 2 Jazz Cafe
- 3 PureGym
- 4 Nuffield Health & Fitness Gym
- 5 Spirit Health & Fitness Club
- 6 LivingWell Health Club Reading
- 7 Circle Medical Centre
- 8 Busy Bees Nursery

SLEEPING

- 9 voco Reading IHG Hotel
- 10 Hilton Hotel
- 11 Holiday Inn Reading South
- 12 Premier Inn Reading South
- 13 Travelodge Reading Whitley

EATING

- 14 Zest at Lime Square
- 15 Costa Coffee
- 16 Nando's
- 17 Beefeater
- 18 Burger King
- 19 McDonald's
- 20 KFC
- 21 itsu
- 22 Fidget & Bob

SHOPPING

- 23 B&Q
- 24 TK Maxx
- 25 Smyths Toys
- 26 Currys
- 27 Costco Wholesale
- 28 Morrisons
- 29 Aldi
- 30 Lidl
- 31 Halfords
- 32 Next



IM LOCAL

IMPERIUM is a short walk to Green Park, Reading Football Stadium and Reading Gate Retail Park. It is also a short drive to Reading town centre, which benefits from a wide range of restaurants, cafés, retail shops, theatres and cinemas.

Reading has a diverse and established business and retail community, with recognised names such as John Lewis, M&S, Next, House of Fraser, Vue, Apple and the region's flagship leisure and shopping destination The Oracle shopping centre.

There are fitness and leisure facilities throughout the town with The Hexagon, The Concert Hall and other nearby arts facilities providing a rich cultural scene, not forgetting the world-famous Reading Festival!

The area also has a great mix of places to stay. From the prestigious Roseate Hotel, to the functional business options of The Ibis and The Premier Suites.





GETTING IN TOUCH



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