



# IMPERIUM

READING





# 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.

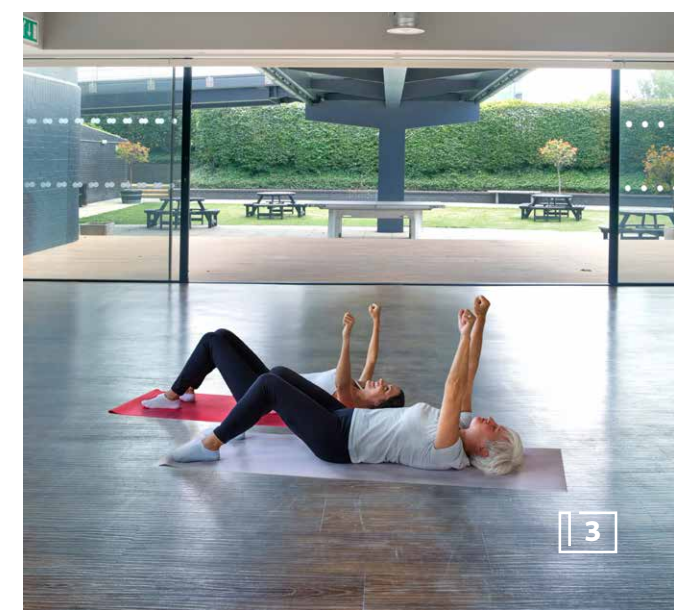




# M

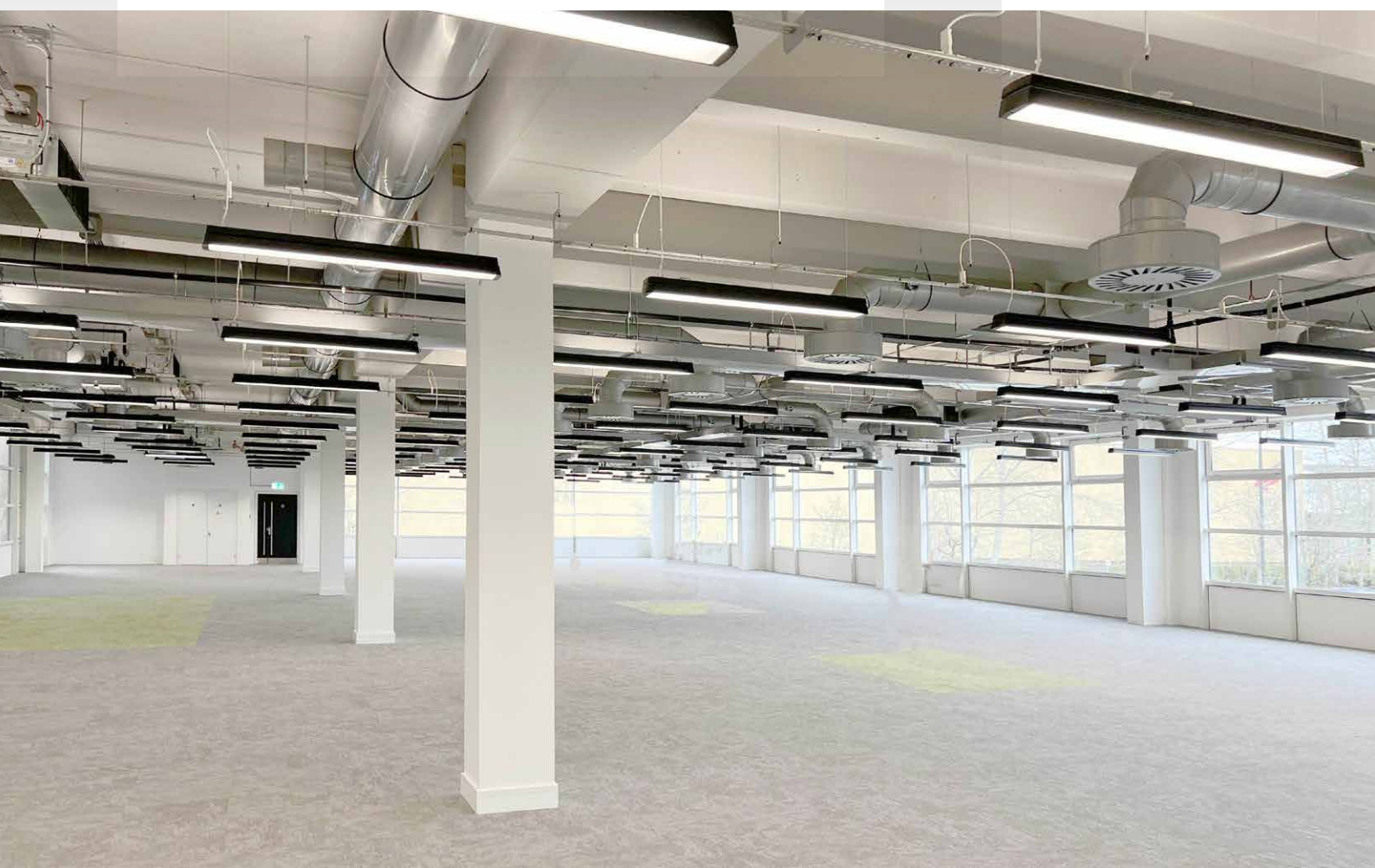
# CONTEMPORARY

**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** provide flexibility for occupiers accommodating requirements from 4,000 sq ft. The floorplates have lots of natural light through the 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.





# IM UP TO SPEC



OPEN PLAN AND  
FULLY FITTED  
OPTIONS AVAILABLE



SPACES FLOODED  
WITH NATURAL LIGHT



NEW VRF AIR  
CONDITIONING



CEILING FINISHES  
TO BE DETERMINED  
BY THE TENANT



ON-SITE CONCIERGE  
AND BUILDING  
MANAGEMENT TEAM



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 C  
(REFURBISHMENT  
TARGET B)







# AVAILABLE

## ACCOMMODATION

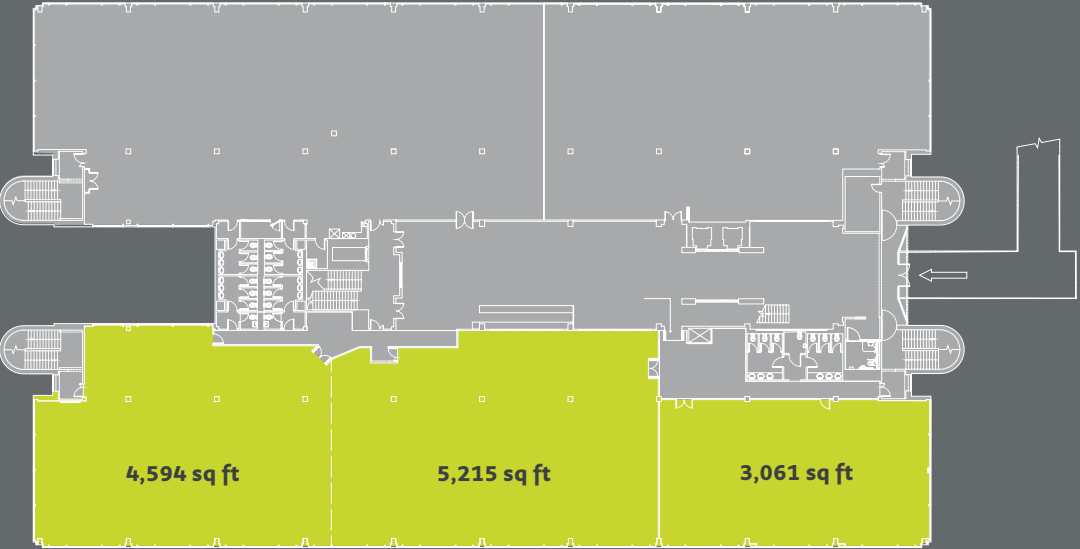
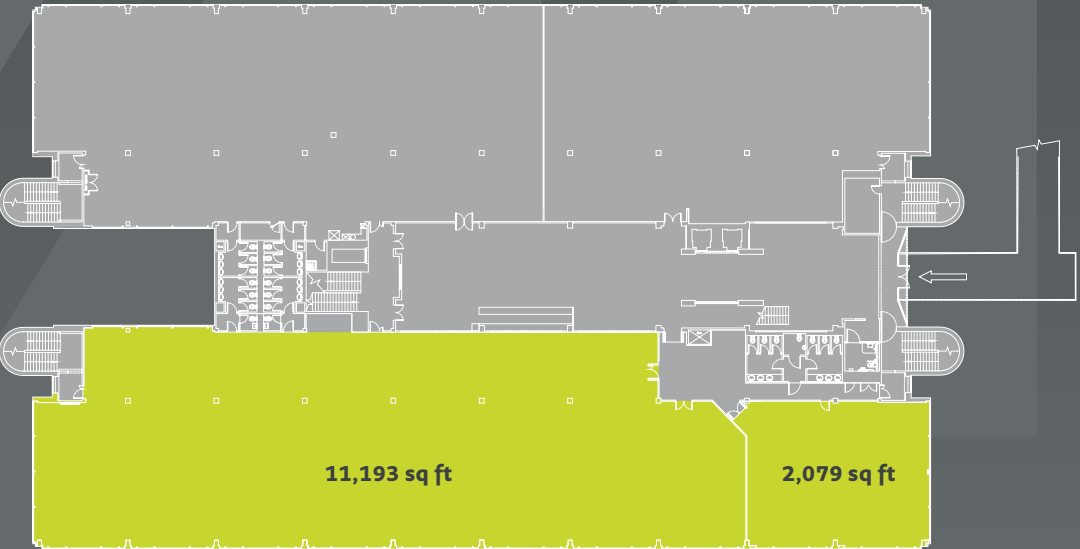
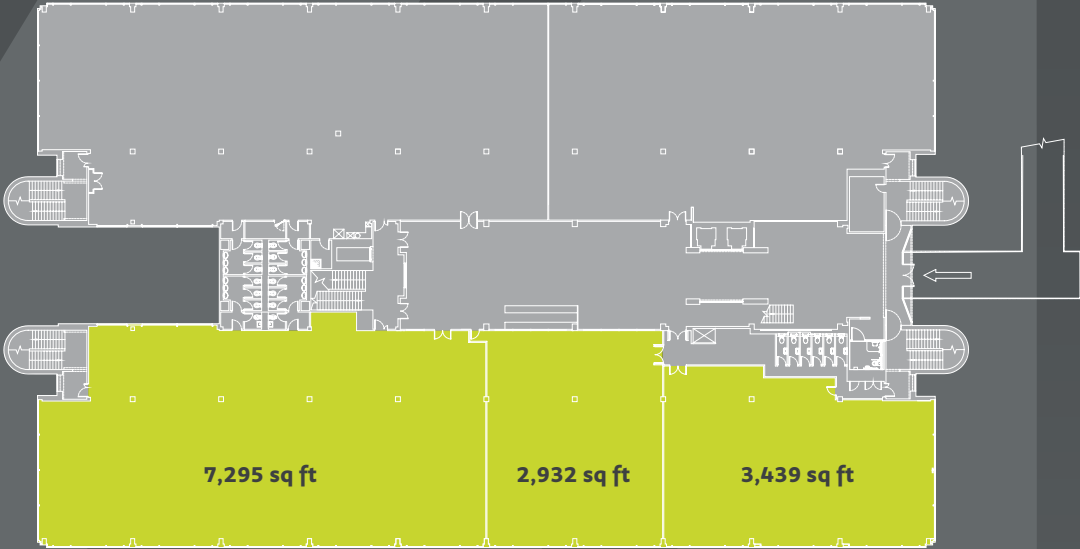
Floor	sq ft	sq m	Availability
Ground West Suites	13,882	361	AVAILABLE

## SPLITTABLE SPACE

The available space can be split to create suites ranging in size. Please see indicative split plans of how the space could be configured to meet your size requirements.

We are able to produce space plans or test fits of any potential split options to enable you to visualize your office within the building.

## GROUND FLOOR





# IM SUSTAINABLE

The landlord is committed to improving ESG in Real Estate and is one of the top performing funds, achieving a 5-star rating in the GRESB Real Estate Assessment 2023.

Following the refurbishment of the Ground Floor suite the building will achieve an EPC B. The building has already obtained 2\* Fitwell Certification and the communal areas are enhanced with biophilic environments and ample natural light.



G R E S B  
★★★★★ 2023



★★  
FITWELL  
CERTIFICATION



WORKING  
TOWARDS  
ALL ELECTRIC

BREEAM®



BREEAM  
VERY GOOD



By adopting honeybees, we are helping change people's perspective of the urban environment and reconnecting our community with the subtle wonders of nature. Follow the Buzz:  
[myhive.alveole.buzz/ubs-imperium-reading](https://myhive.alveole.buzz/ubs-imperium-reading)





# IM SOCIABLE

There is a monthly events programme for tenants run by the onsite building manager, events focus on bringing tenants together, and encouraging awareness of social and environmental obligations.

Over the last year events have included Meditation, Waste Awareness Talks, Bee and Honey Talks, Charity Donations and Events, Pop-Ups and Seasonal activities.



## BUILDING COMMUNITY

Remedicare<sup>+</sup>  
Staffing

Clasado  
biosciences

Enghouse  
Interactive

CLUTTONS

Point Rental  
Software

Landmark  
Information Group

poweredby  
pie  
A Dye & Durham Company

Bellway





# IM 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

**0.5**  
MILE

**M4  
JUNCTION 11**

**12**  
MILES

**M3  
JUNCTION 5**

**25**  
MILES

**HEATHROW  
AIRPORT**

**45**  
MINS

**PADDINGTON**

**17**  
MINS

**READING  
STATION**

**12**  
MINS

**ORACLE  
SHOPPING  
CENTRE**



### 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

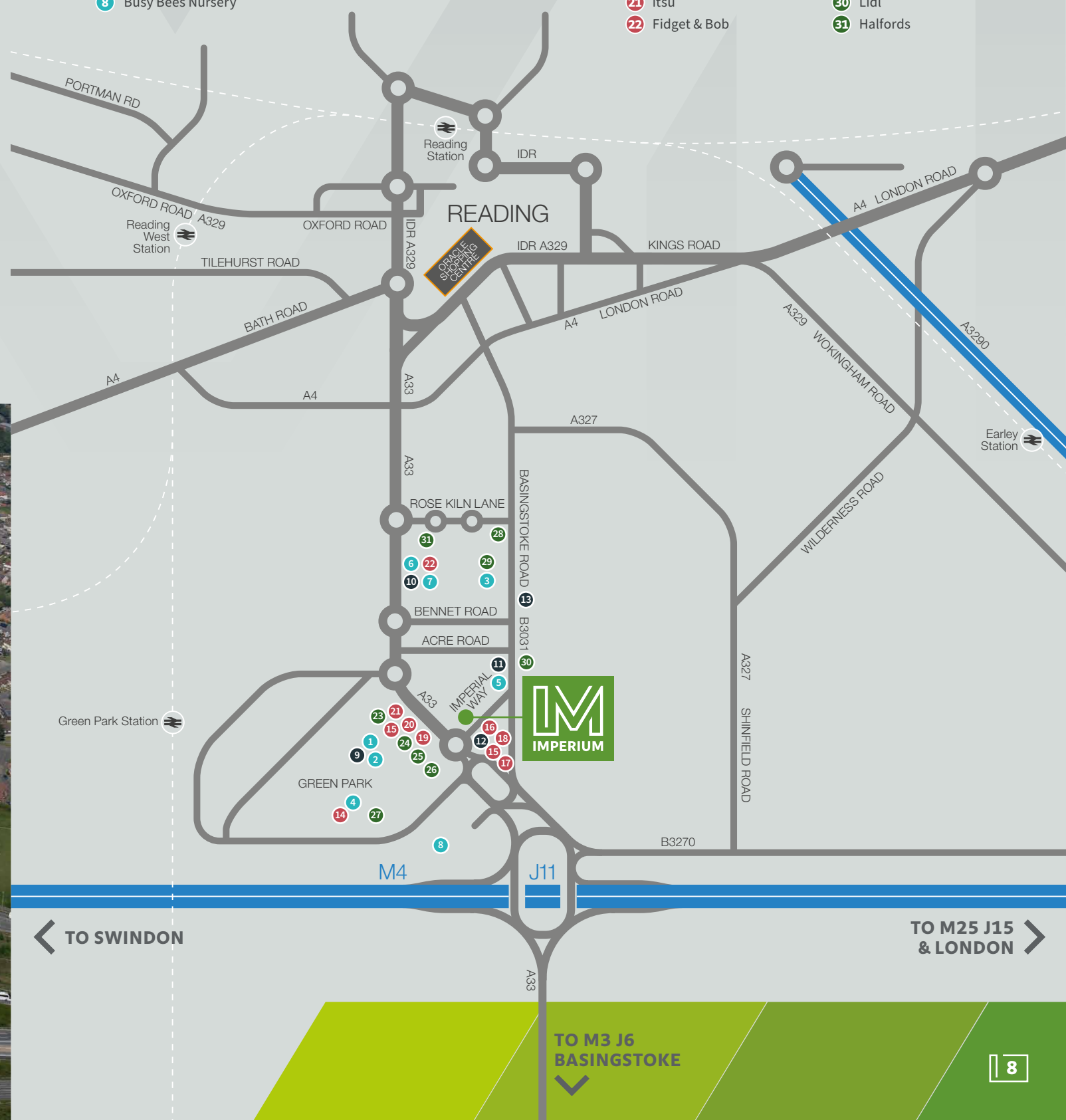
- 9 voco Reading IHG Hotel
- 10 Hilton Hotel
- 11 Holiday Inn Reading South
- 12 Premier Inn Reading South
- 13 Travelodge Reading Whitley

### 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





# 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, 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.



NEXT





# IM GETTING IN TOUCH



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