



IMPERIUM

READING



PROMINENTLY LOCATED

IMPERIUM is conveniently located adjacent to Junction 11 of the M4 Motorway. The property is well parked with on-site shower facilities, cycle store and a multi-functional room to accommodate events and activities for occupiers.

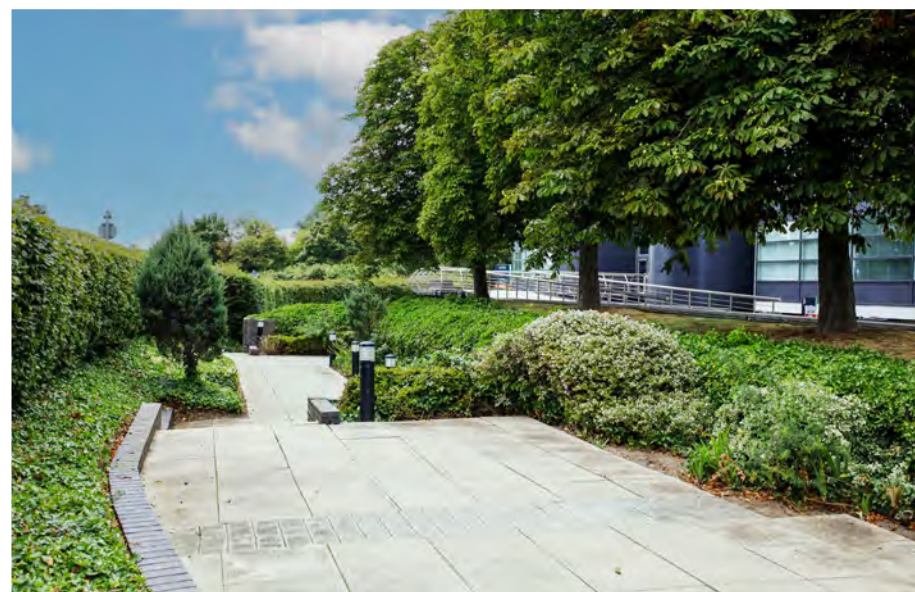
The building benefits from an impressive full height atrium with multiple breakout spaces throughout.



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



EVENTS
PROGRAMME



DRYING ROOM



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



ELECTRIC CAR
CHARGING POINTS



EPC C
(REFURBISHMENT
TARGET B)





AVAILABLE

ACCOMMODATION

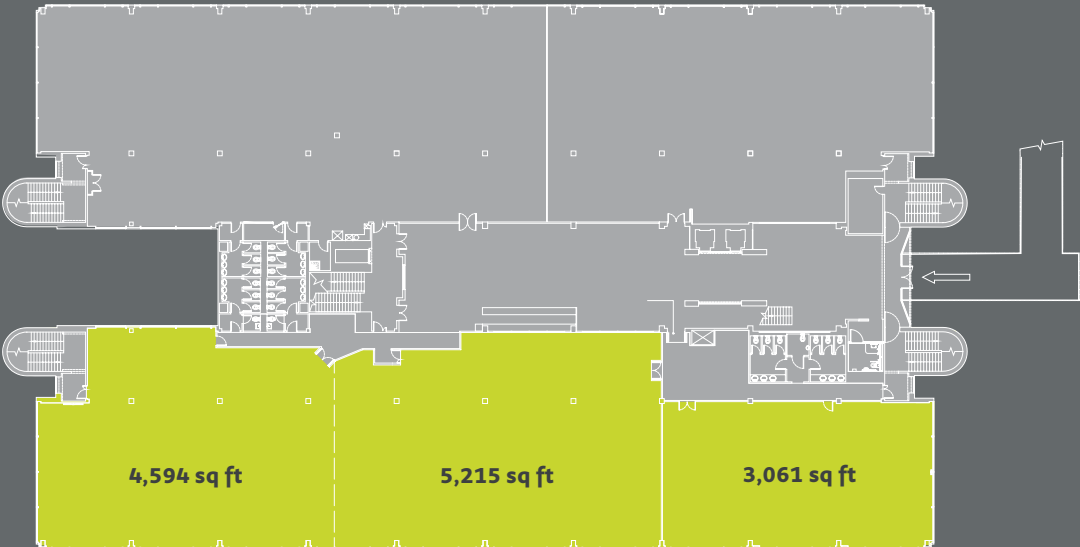
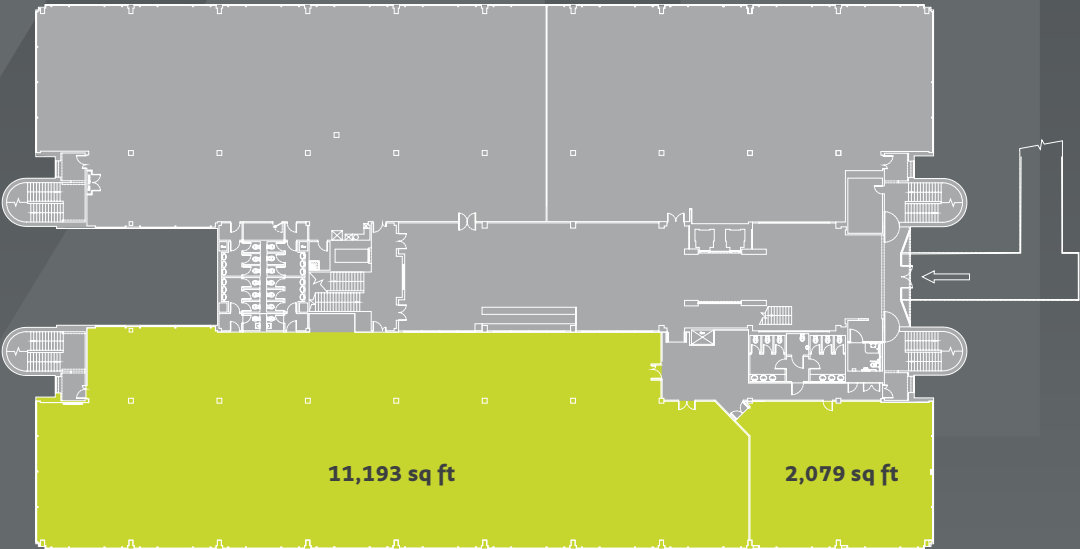
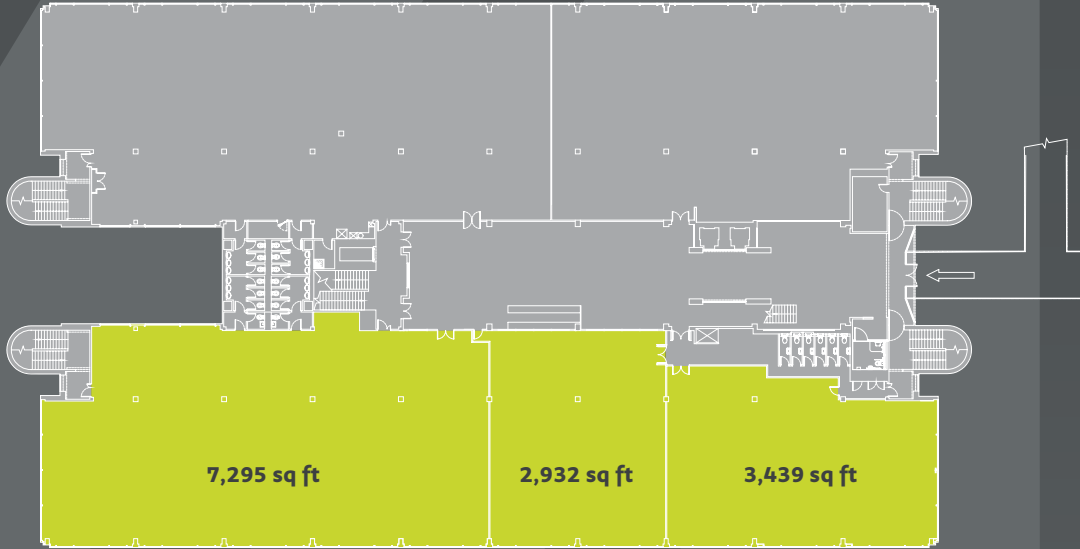
Floor	sq ft	sq m	Availability
Ground West Suites	13,882	361	AVAILABLE

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



M 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⁺
Staffing

Clasado
biosciences

Enghouse
Interactive

CLUTTONS

Point Rental
Software

Landmark
Information Group

JOHNSON

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

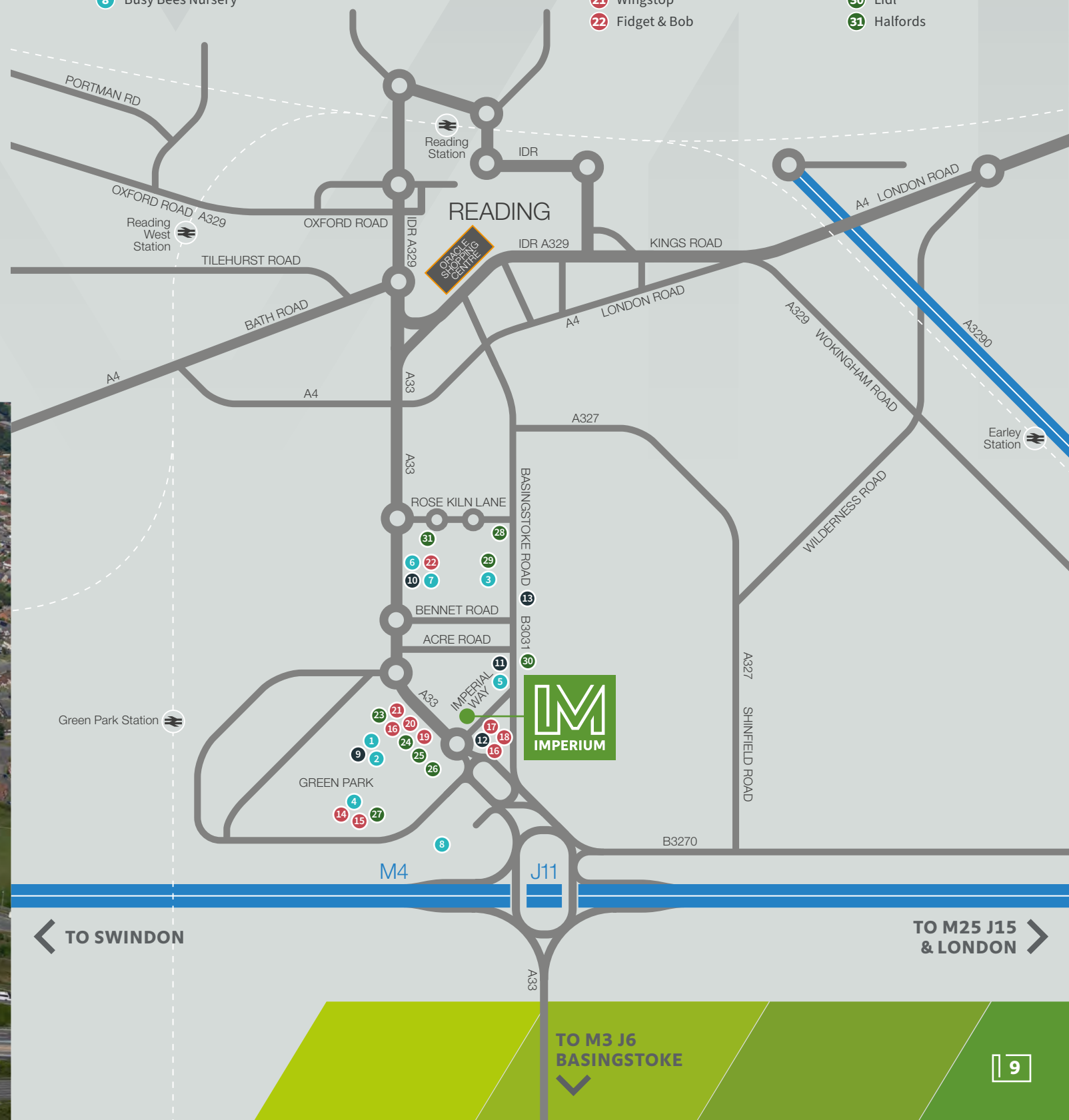
- 9 voco Reading IHG Hotel
- 10 Hilton Hotel
- 11 Holiday Inn Reading South
- 12 Premier Inn Reading South
- 13 Travelodge Reading Whitley

EATING

- 14 The Switch Café at Lime Square
- 15 The Street Bakeshop at Lime Square
- 16 Costa Coffee
- 17 Nando's
- 18 Burger King
- 19 McDonald's
- 20 KFC
- 21 Wingstop
- 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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Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. September 2026.