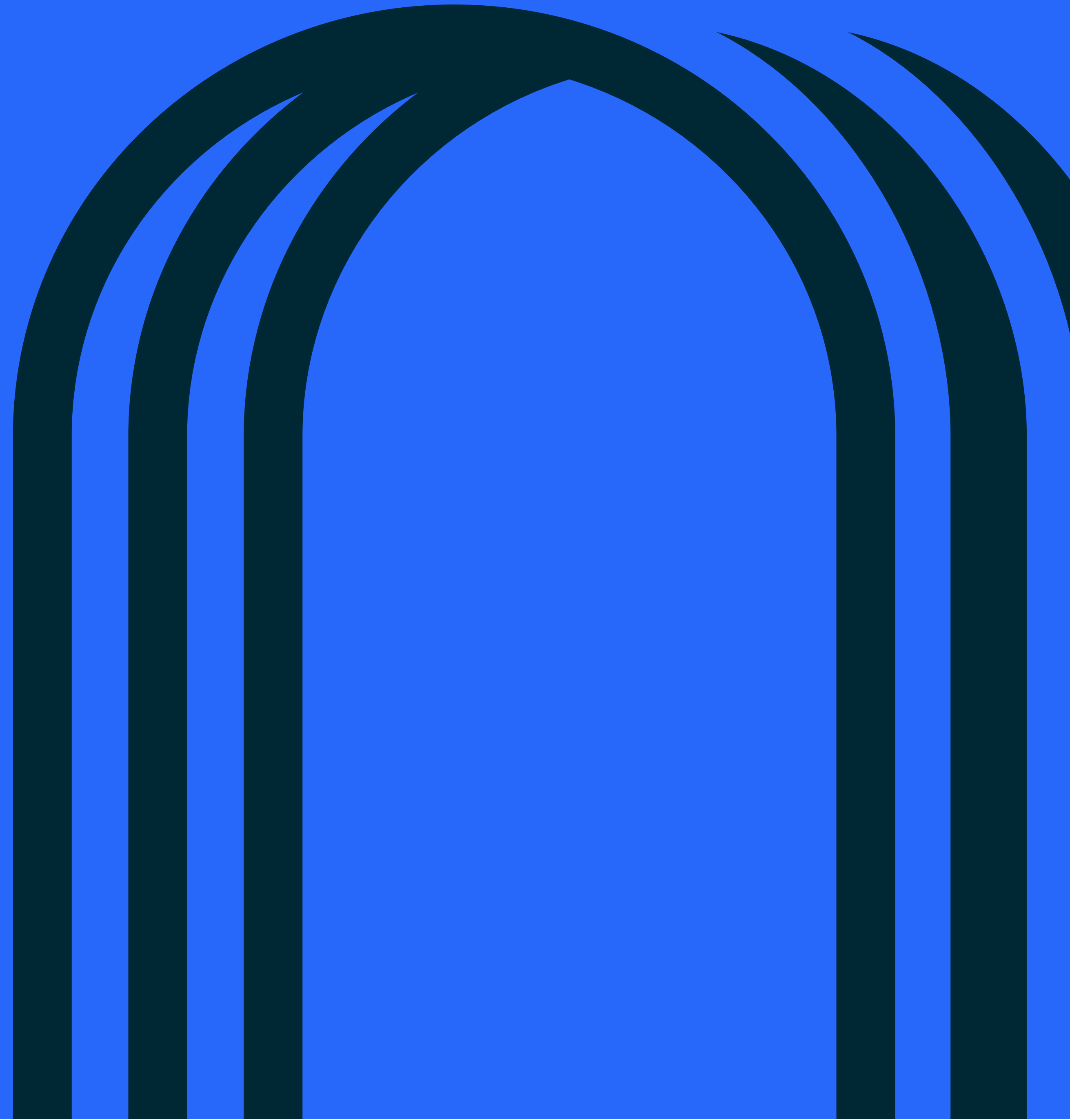


Imperium

Imperial Way
Reading | RG2 0TG

5,902 Sq Ft Office To Let



The building

Workspace that really delivers

Situated close to Reading town centre and within easy access to Junction 11 of the M4, Imperium offers an exceptional work environment.

The building currently offers 5,902 sq ft of fully fitted workspace at ground floor level, perfect for businesses who want to get straight to work.



Exterior onto Imperial Way



Fully fitted workspace



Impressive atrium space



Breakout areas



Atrium space

Imperium benefits from an impressive full height atrium welcoming tenants and visitors, with breakout areas for informal meetings or to take timeout.

The onsite café within the atrium space provides a wide range of food and drinks – including a mix of healthy options.

Specification

Looking after business

The available fully fitted ground floor space provides an open, and bright office environment, with contemporary design details throughout.

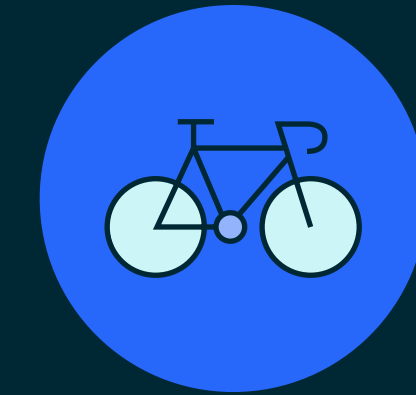
Beyond the workspace, occupiers have access to 'The Retreat', a multi-functional room with presentation and kitchen facilities – ideal for hosting events, as well as well-being activities.

Externally, the gardens have been landscaped creating seating areas where employees can relax or recharge – with outdoor games available for use in the garden.



Open plan workspace

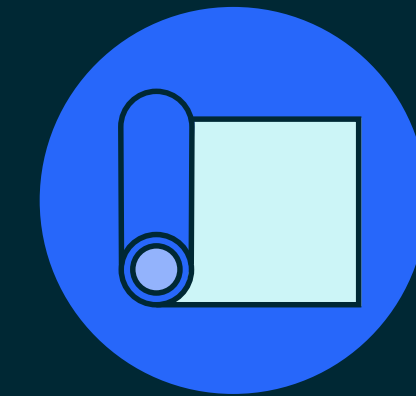
Breakout space



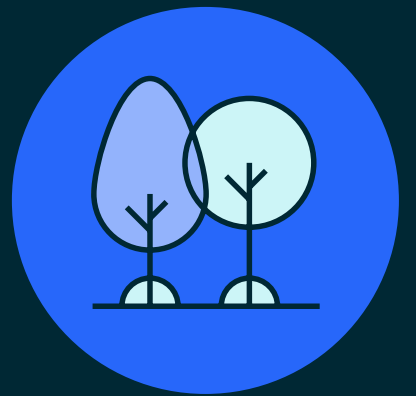
Secure indoor
cycle storage



Onsite shower
facilities



The Retreat
multi-functional
activities area



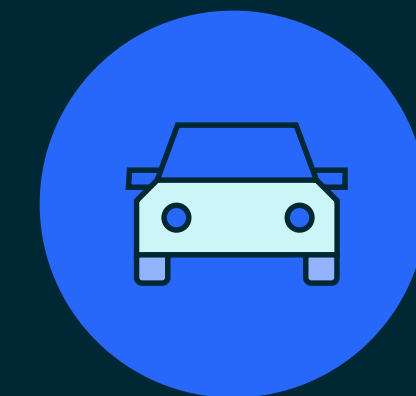
Garden &
indoor trees
and plants



Treatment
room



On-site
café



On-site
parking available
(1:219 sq ft ratio)

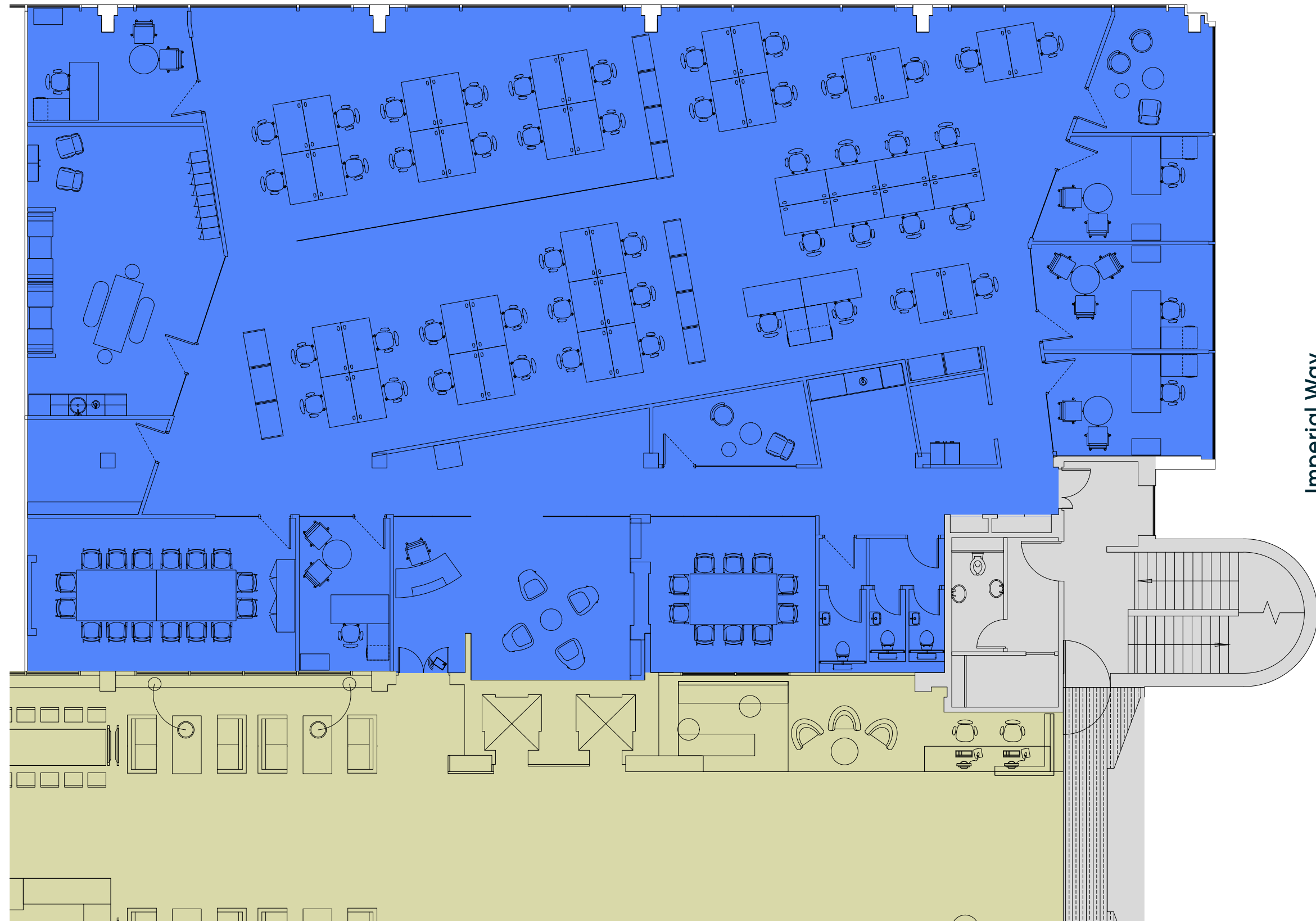


Electric car
charging
points

Accommodation

Part ground floor 5,902 sq ft / 548.3 sq m

Plans not to scale.
For indicative purposes only.

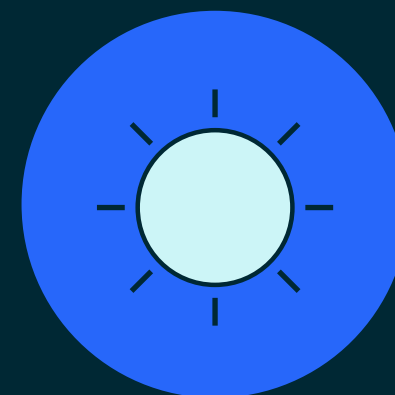


Key	
●	Office
●	Atrium
●	Core

Open plan workstations	46	Collaboration area	01
Private offices	05	Teapoint/breakout area	02
16 person boardroom	01	Reception/waiting area	01
10 person boardroom	01	Comms room	01



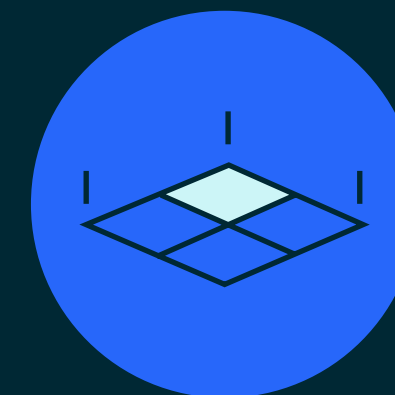
16 person boardroom



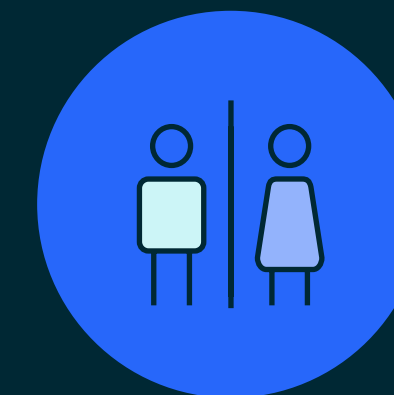
Spaces flooded with natural light



New VRF air conditioning



Suspended ceiling with integrated lighting



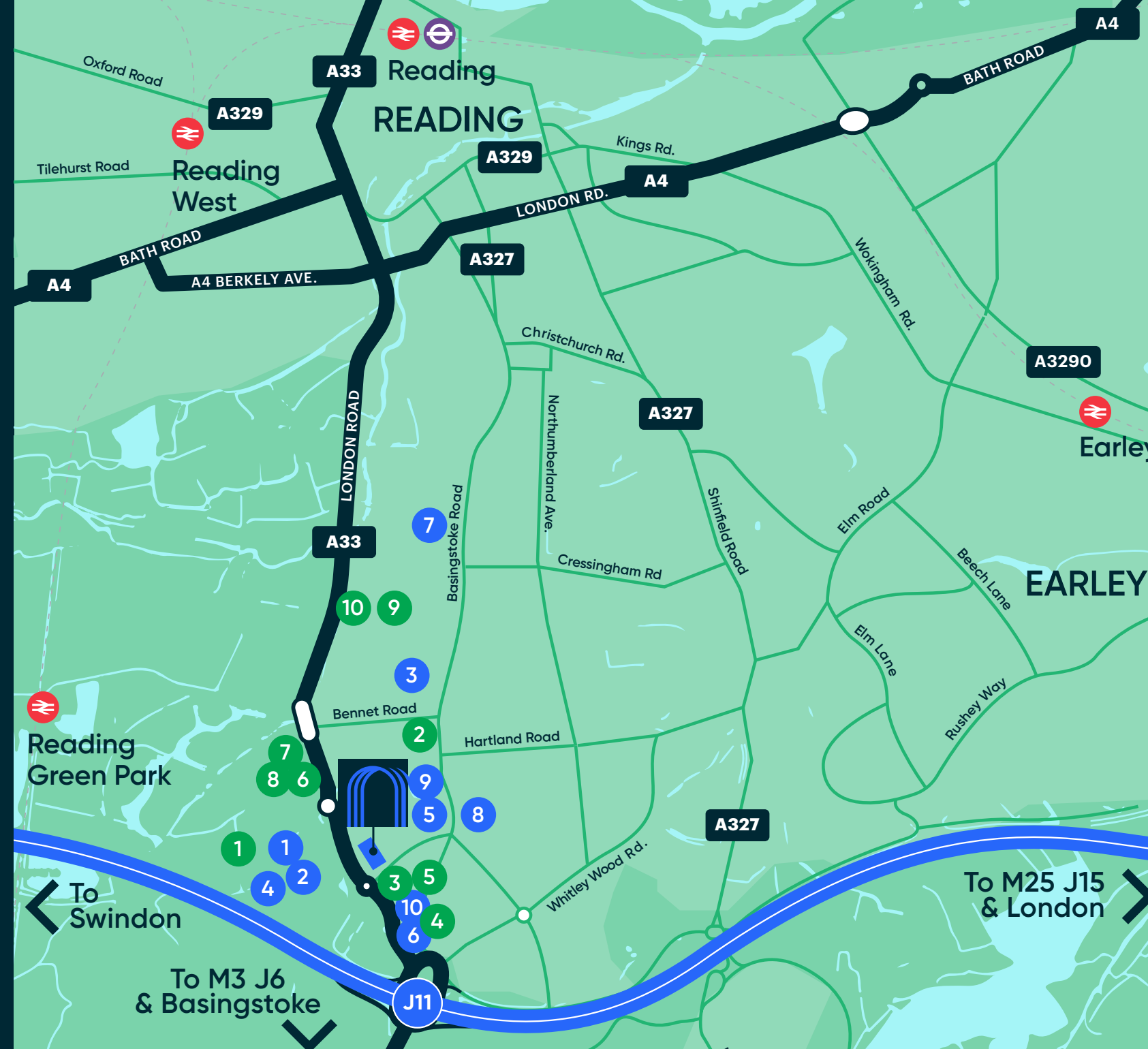
On floor WCs

Location

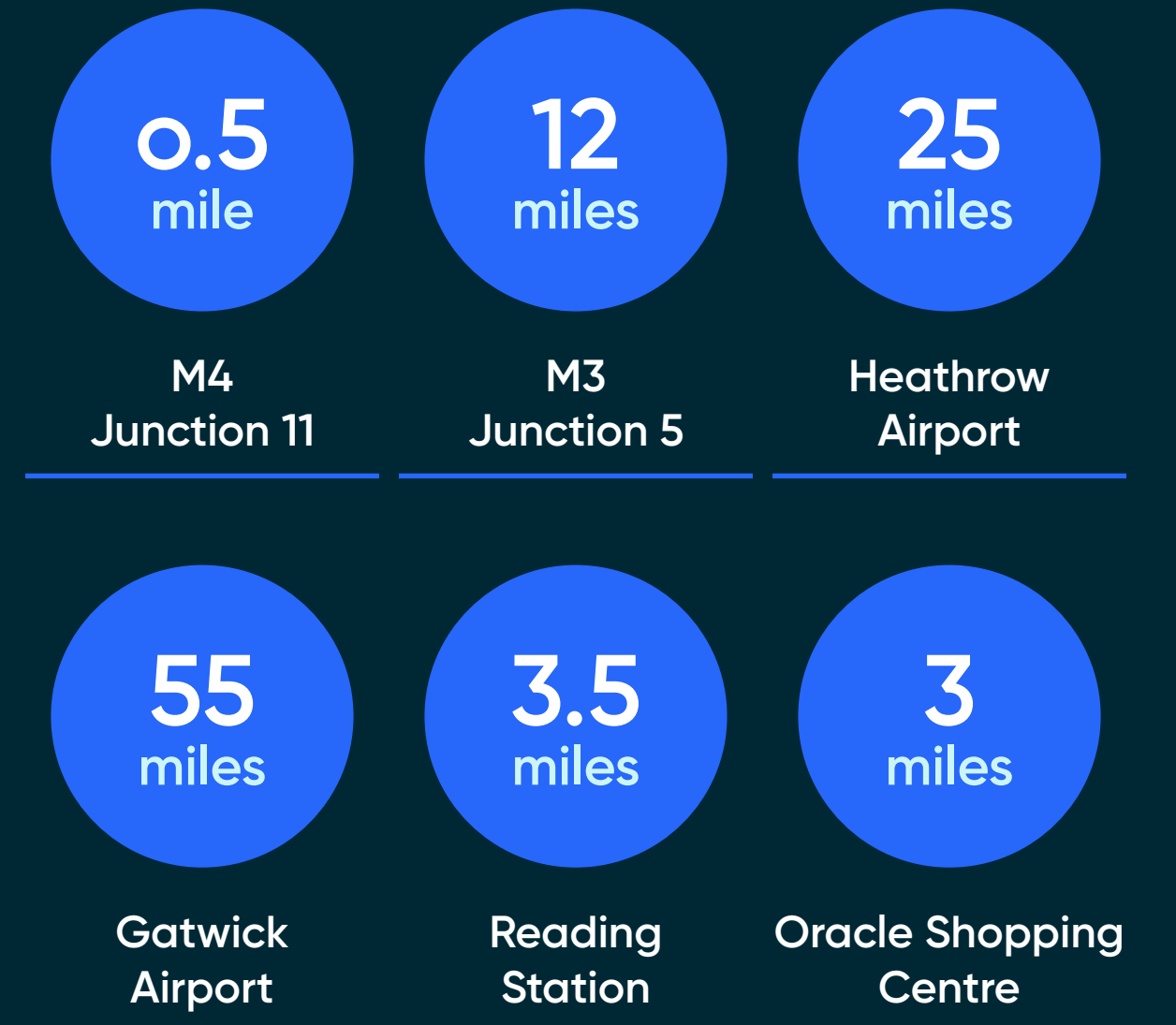
In the mix

Imperium is just a short walk to the amenities in Green Park, as well as Reading Gate Retail Park.

Reading town centre, is also nearby offering a diverse range of restaurants, cafés, retail shops (including the Oracle shopping centre), and cultural venues.



Travel connections



Amenities

Leisure / Retail

- 1 Madjeski Stadium
- 2 Jazz Café
- 3 PureGym
- 4 Nuffield Health & Fitness
- 5 Spirit Health & Fitness
- 6 Aldi
- 7 Morrisons
- 8 Lidl
- 9 Holiday Inn Reading South
- 10 Premier Inn Reading South

Bars & Cafés

- 1 Wolf Italian
- 2 Costa Coffee
- 3 Nando's
- 4 Beefeater
- 5 Burger King
- 6 McDonald's
- 7 KFC
- 8 itsu
- 9 Fidget & Bob
- 10 Oxbo



Further information

hatch
real estate

Tom Fletcher
07752 127 413
tom@hatch-re.com

Charlie Benn
07563 383 443
charlie@hatch-re.com

Terms
Upon Application.

Viewings
Strictly through the sole letting agents.

EPC
The building has an EPC Rating D.

Misrepresentations Act 1967 - Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2024.

