



OFFICE TO LET

PACIFIC HOUSE

Imperial Way, Reading, RG2 0TD

Pacific House is an imposing office building totaling 57,111 sq ft, located within the established business area of Worton Grange.

2,801 TO 18,774 SQ FT (260.22 TO 1,744.16 SQ M)

**CAMPBELL
GORDON.**

Summary

Available Size	2,801 to 18,774 sq ft
Rent	£24.50 - £28.50 per sq ft exclusive of VAT. Rent range from £24.50 per sq ft (CAT A) to £28.50 per sq ft (fitted)
Rates Payable	£13.32 per sq ft Estimated for year ending 31 March 2027. However, applicant must rely on their own enquiries.
Service Charge	£11.32 per sq ft Estimated for year ending December 2026.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (100)

Description

Pacific House is an imposing office building totalling 57,111 sq ft, located on Imperial Way, within the established business area of Worton Grange. The building has undergone a comprehensive refurbishment to the atrium, common parts, WCs, showers and office accommodation.

Location

Pacific House is prominently located to the south of Reading town centre, within the established business area of Worton Grange.

Reading Gate Retail Park is just a short walk which benefits from Costa Coffee, Nando's, Burger King, Premier Inn and Beefeater Grill.

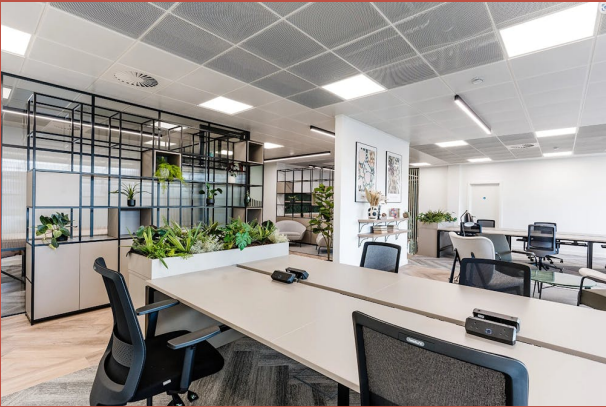
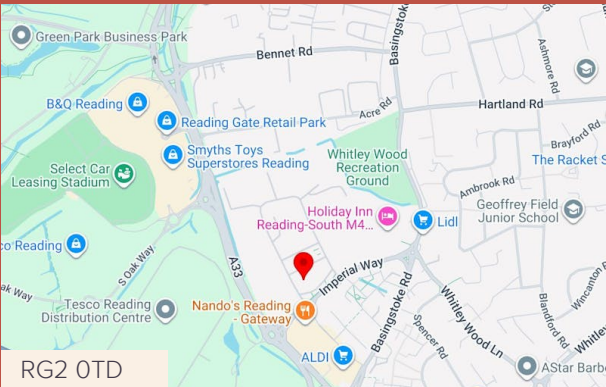
Junction 11 of the M4 Motorway is less than half a mile providing excellent access to the national motorway network. Reading mainline station is 2.5 miles from the building via the A33 which provides a direct route to the town centre and to the M3 at Junction 6.

Frequent local buses run every 10 minutes throughout the day into central Reading from Imperial Way. The bus stop is located less than 200 metres from Pacific House.

Accommodation

The following space is currently available:

Name	sq ft	sq m	Availability
1st - Part, Suite B	2,801	260.22	Available
Ground - Part Ground Floor East	4,145	385.08	Available
Ground - Part Ground Floor North	4,915	456.62	Available
Ground - Part Ground Floor South	6,913	642.24	Available
Total	18,774	1,744.16	



Viewing & Further Information



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