



EMERALD HOUSE



FIRST FLOOR OFFICES

2,925 – 6,780 SQ FT (272 – 630 SQ M)
OUTSTANDING TOWN CENTRE PARKING (1:208 SQ FT)

EMERALD HOUSE, NAPIER ROAD, READING, RG1 8BW

LOCATED ON THE NORTHERN SIDE OF READING TOWN CENTRE
APPROXIMATELY 500 METRES
FROM READING STATION



THE ORACLE RIVERSIDE

LONDON STREET BRASSERIE

FORBURY HOTEL
CARLUCCIO'S
FORBURY'S RESTAURANT

FORBURY GARDENS

FORBURY RETAIL PARK

EMERALD HOUSE

KING'S MEADOW

5 MINS TO READING STATION

THAMES LIDO

BROAD STREET MALL

PENTA HOTEL

NOVOTEL
IBIS HOTEL

TOWN HALL

MALMAISON HOTEL

THE BISCUIT TIN

READING STATION

STATION CAR PARK

RIVER THAMES

HILLS MEADOW CAR PARK

TO THE WEST

TO LONDON



DESCRIPTION

Napier Court

Napier Court is a self contained office campus of three buildings within five minutes walk of Reading mainline rail and bus stations.

Emerald House

Emerald House is a modern office building with brick walls and tiled roofs. It consists of two wings (east and west) linked at first floor level. The first floor accommodation can be offered as separate suites or combined.

Emerald House benefits from a tenant fit out including a number of partitioned offices, an extensive kitchen and a shower.

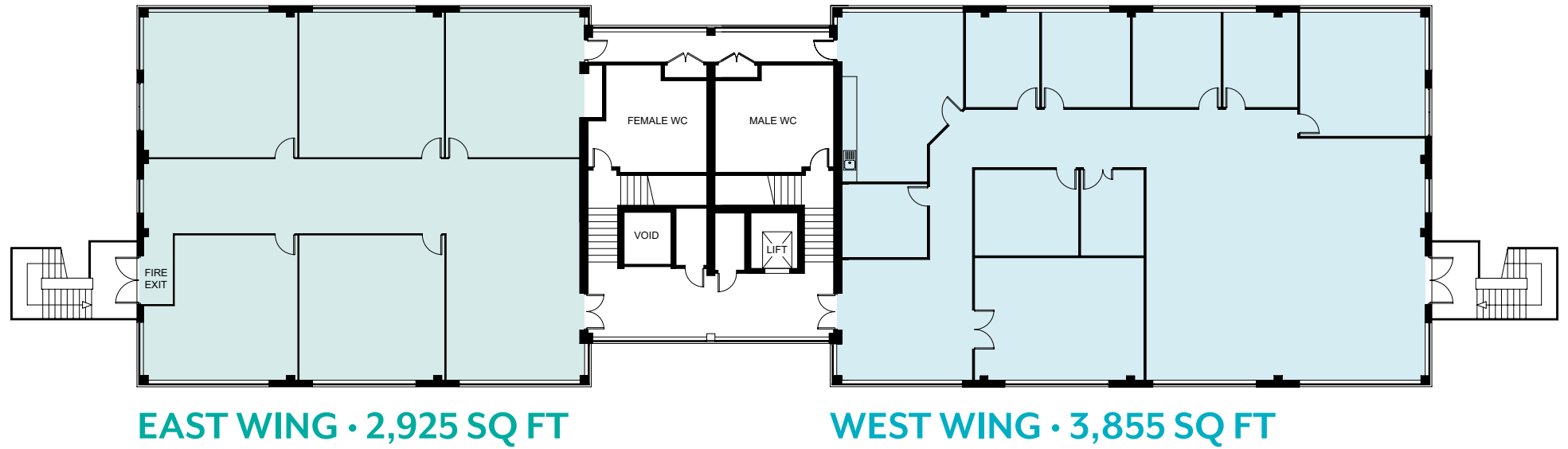
AMENITIES

- Suspended ceiling
- Open plan
- Kitchenette
- Air-conditioning
- Raised access floor
- Suspended ceilings
- Shower
- Partitioned offices
- Data cabling
- Outstanding town centre parking (1:208 sq ft)

AVAILABILITY

| Floor | sq ft | sq m | car spaces |
|----------------|-------|------|------------|
| 1ST FLOOR EAST | 2,925 | 272 | 14 |
| 1ST FLOOR WEST | 3,855 | 358 | 18 |
| TOTAL | 6,780 | 630 | 32 |

1ST FLOOR PLAN



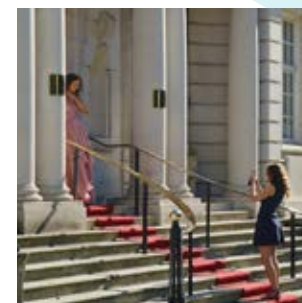
LOCATION AND AMENITIES

Emerald House is located on the northern side of Reading town centre approximately 500 metres from Reading Station. It benefits from the attractive surrounding area of Kings Meadow. The nearby Thames Lido offers tapas meals and fine dining as well as an open air swimming pool and spa. Reading town centre is minutes away and has a wealth of amenities.

As well as good road communications, Reading is a major rail hub with frequent fast services to London Paddington (26 minutes) and many other national destinations. The Elizabeth Line (Crossrail) arrives in 2019 and there is a regular RailAir coach service linking Reading to Heathrow Airport.



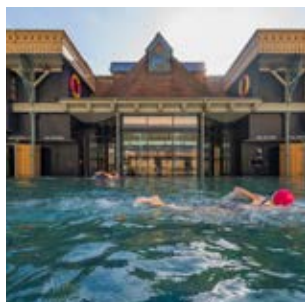
Broad Street



The Forbury Hotel



Street food markets



Thames Lido



Forbury Gardens



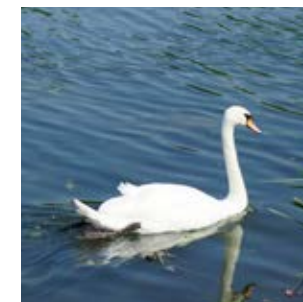
The Biscuit Tin



Reading Station



Shed Cafe



River Thames



Carluccio's



London Street Brasserie



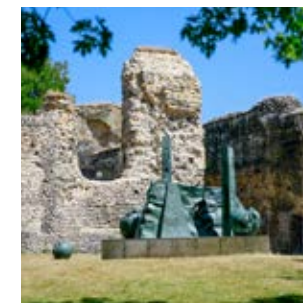
Pret a Manger



Honest Burger



Caffè Nero



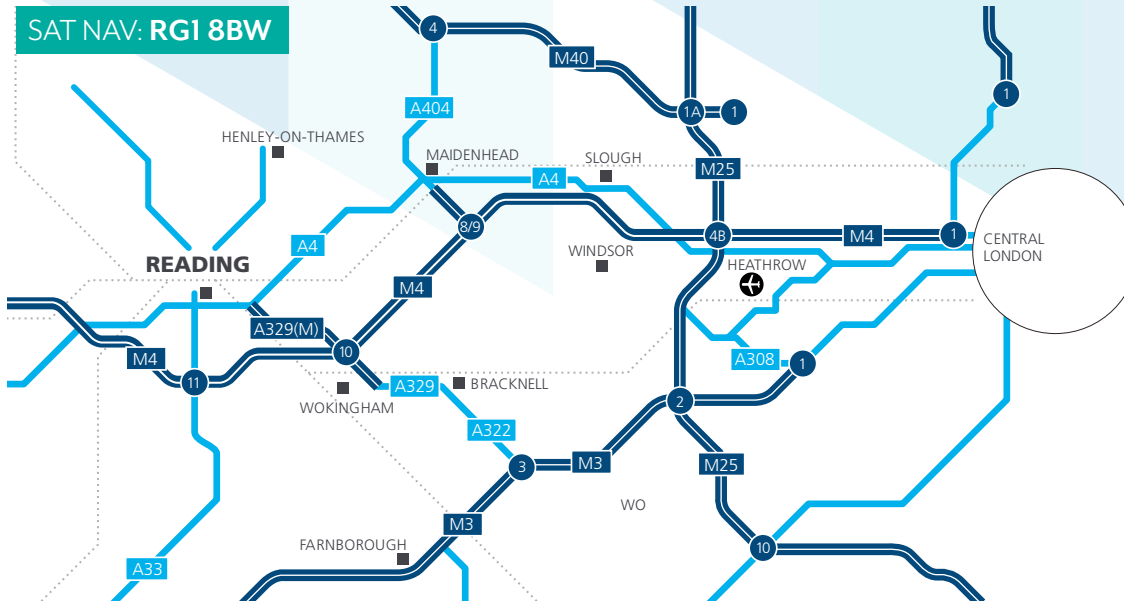
Abbey Ruins

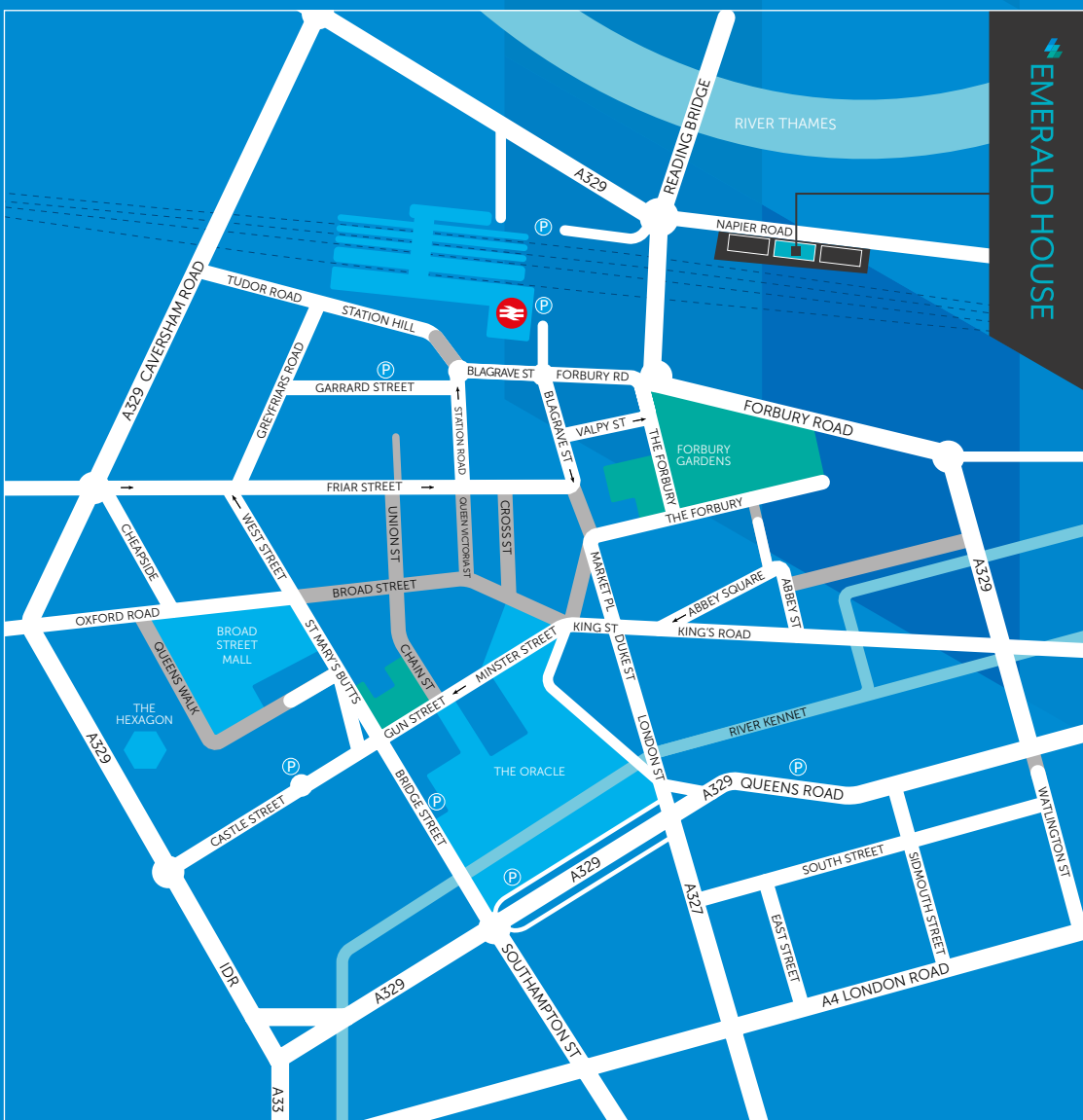
COMMUNICATIONS

| Road | miles | Rail | mins |
|------------------|-------|-------------------|------|
| M4 | 4 | London Paddington | 24 |
| M25 | 24 | Oxford | 24 |
| Heathrow Airport | 28 | Heathrow Airport | 25 |
| Gatwick Airport | 55 | Gatwick Airport | 76 |
| Oxford | 20 | Bristol | 74 |
| London | 40 | Cardiff | 94 |
| Bristol | 69 | Birmingham | 97 |

maps.google.co.uk

nationalrail.co.uk





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