



Pacific
House

Fully fitted, part fitted &
open plan options available

2,801 – 11,038 sq ft



the building



Fully fitted
& part fitted
options available



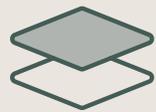
Light-filled
central atrium



LED lighting



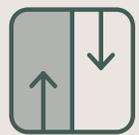
Air-conditioning



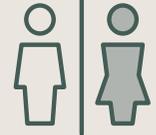
Full access
raised floors



Metal pan
suspended ceilings



Dedicated
goods lift



Male and
female WCs



Showers



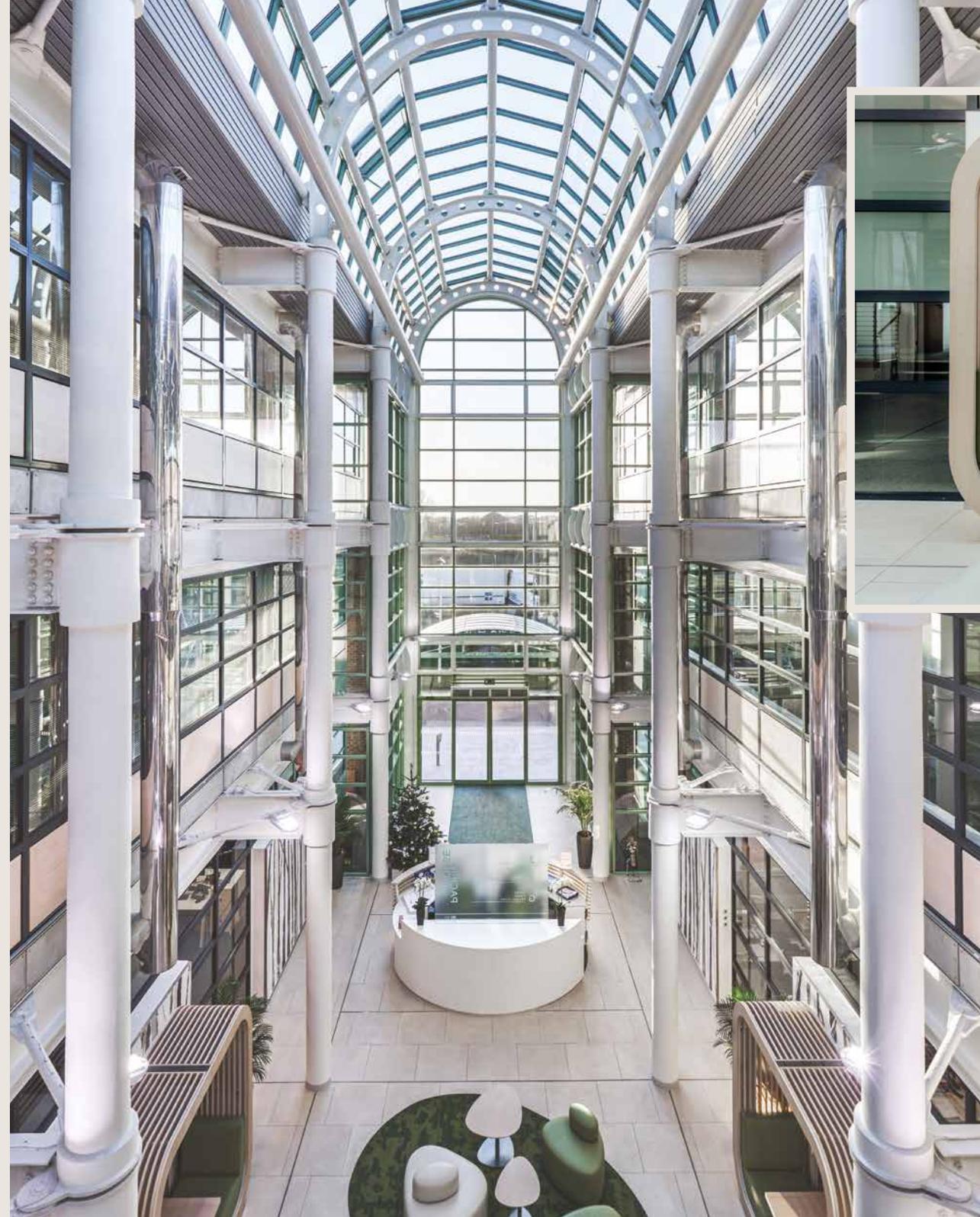
8-person
passenger lift



Foodles vending
machine



On-site car
parking @! :235



bright & contemporary

Pacific House offers a bright, contemporary working environment for business and employees to flourish. A prominent office building situated close to Junction 11 of the M4 motorway and only a short distance from Reading town centre.

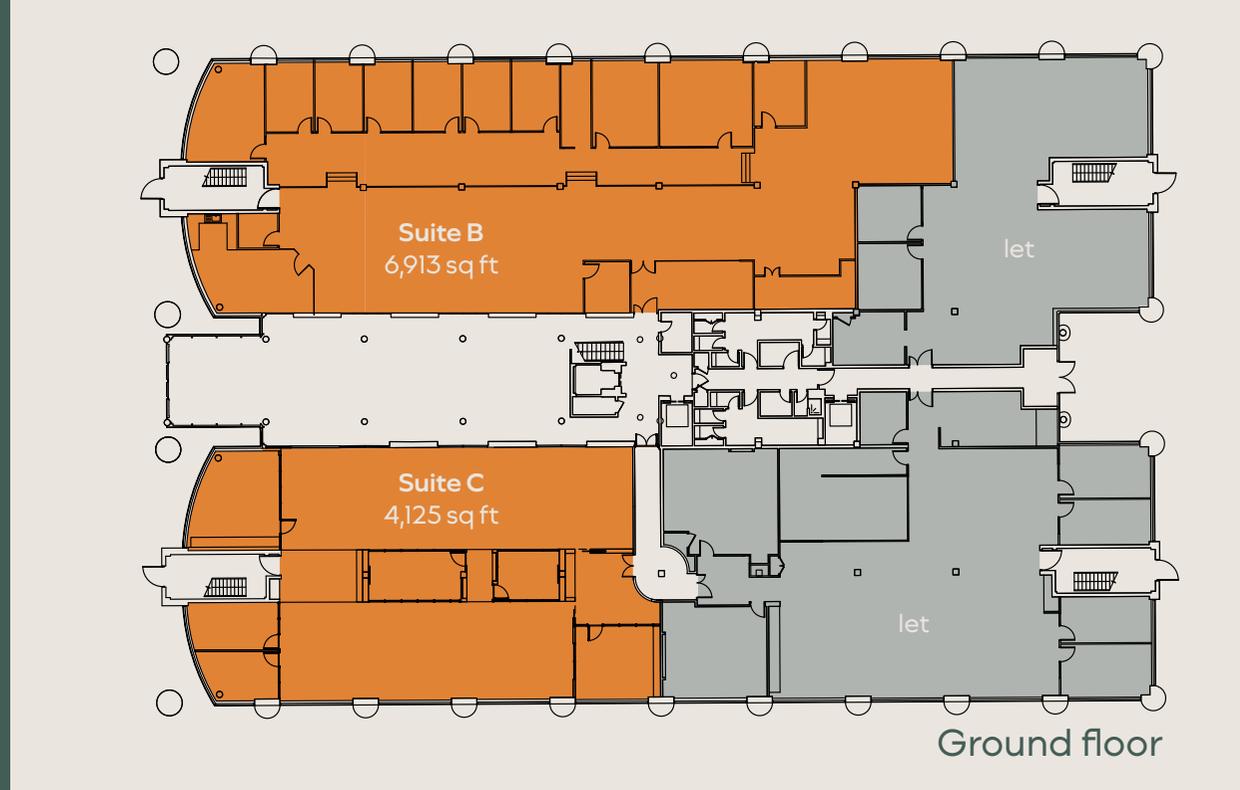
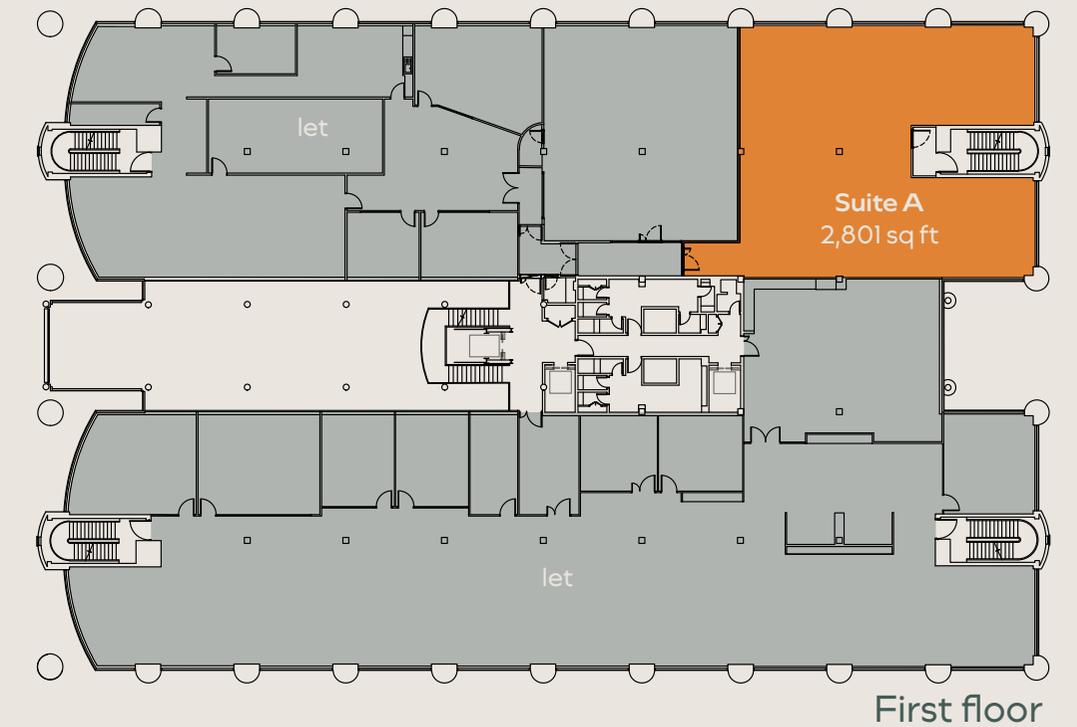
the space

Pacific House offers a variety of available space, suitable for a wide range of occupiers needs.

The first floor provides a newly refurbished 2,801 sq ft suite, with excellent natural light. The suite is currently in an open plan condition ready for tenant fit out, or can be provided in a fully fitted condition as a 'turnkey solution' from the landlord.

The ground floor boasts two vacant suites, both of which are part fitted with existing meeting rooms, partitioning & kitchen/break out facilitates. The suites can be taken as is, or in an open plan or fully fitted condition as a 'turnkey solution' from the landlord.

Suite	Floor	sq ft	sq m	Parking spaces
A	First	2,801	260	12
B	Ground (part fitted)	6,913	644	31
C	Ground (part fitted)	4,125	383	19
Total		13,839	1287	62

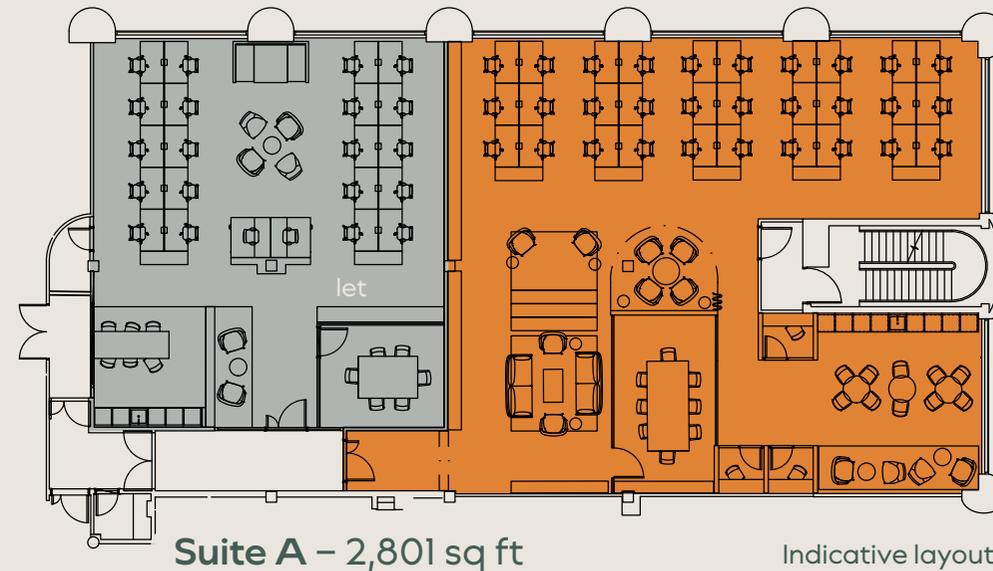




Indicative imagery of fit out

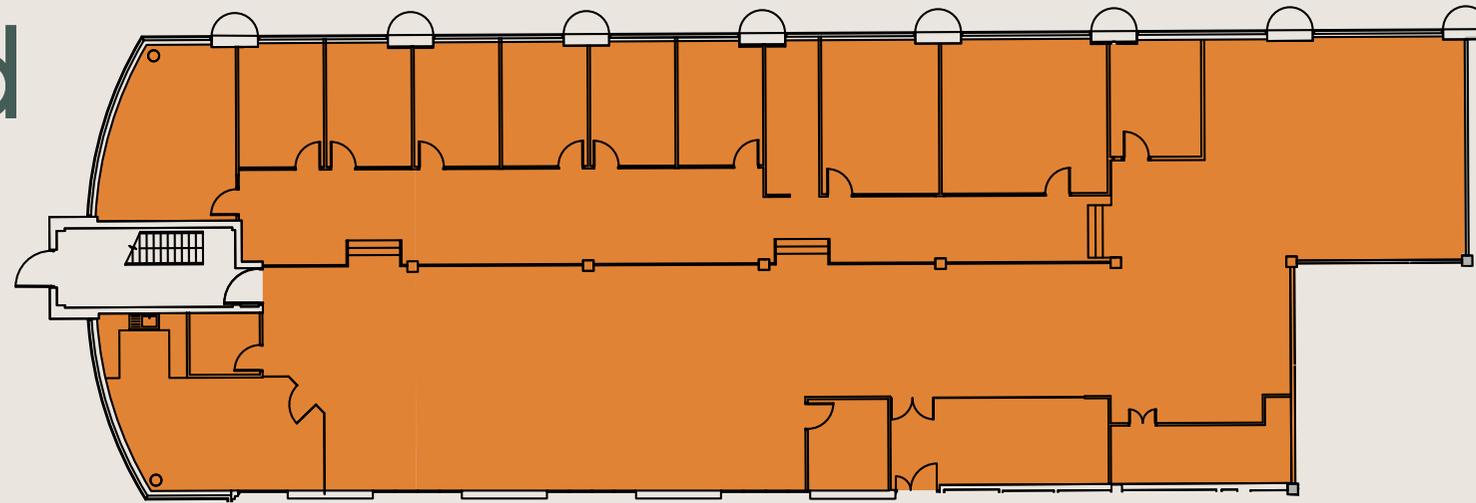


ready to be
fully fitted

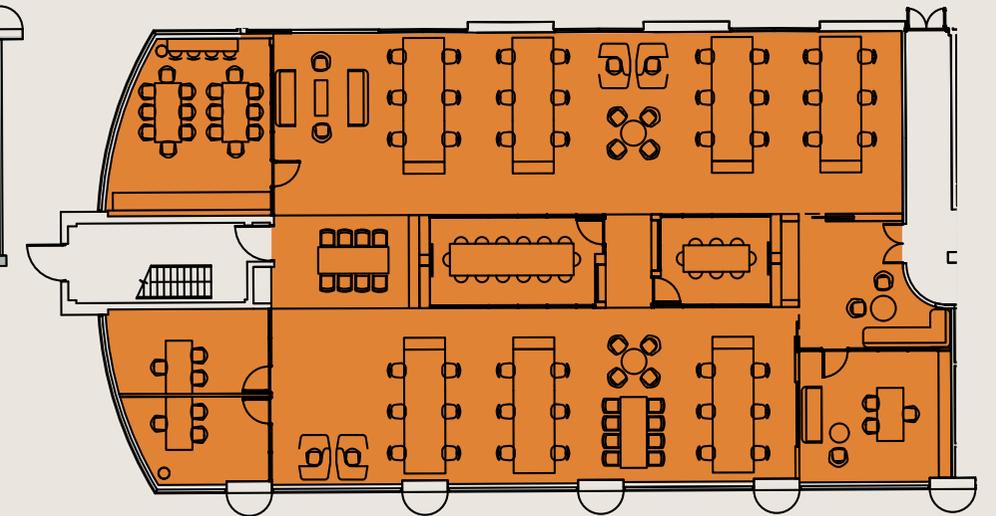




part fitted suites

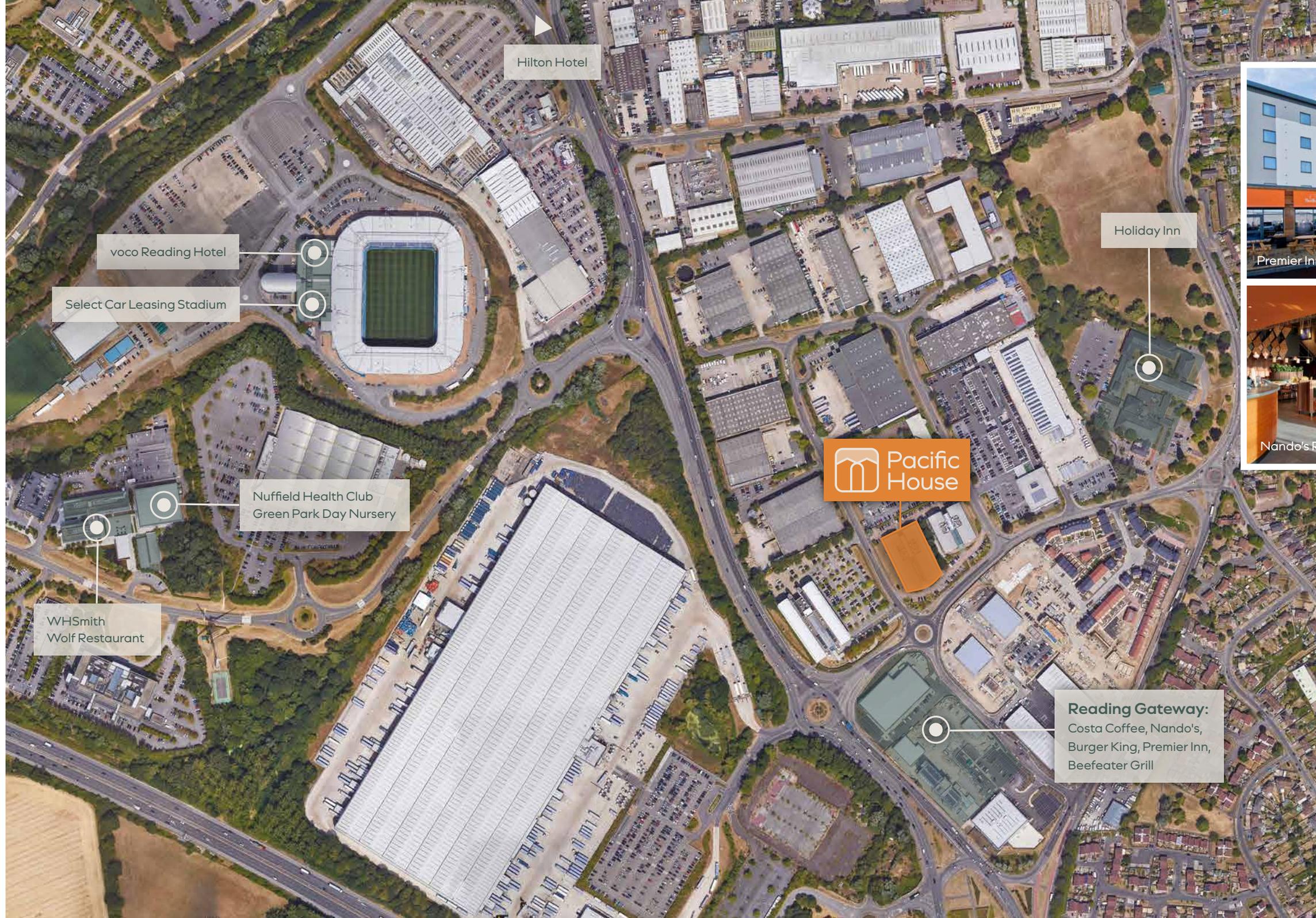


Suite B – 6,913 sq ft



Suite C – 4,125 sq ft

Indicative layout



Premier Inn & Beefeater Reading Gateway



Voco Reading



Nando's Reading Gateway



Hilton Reading

your local surroundings

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

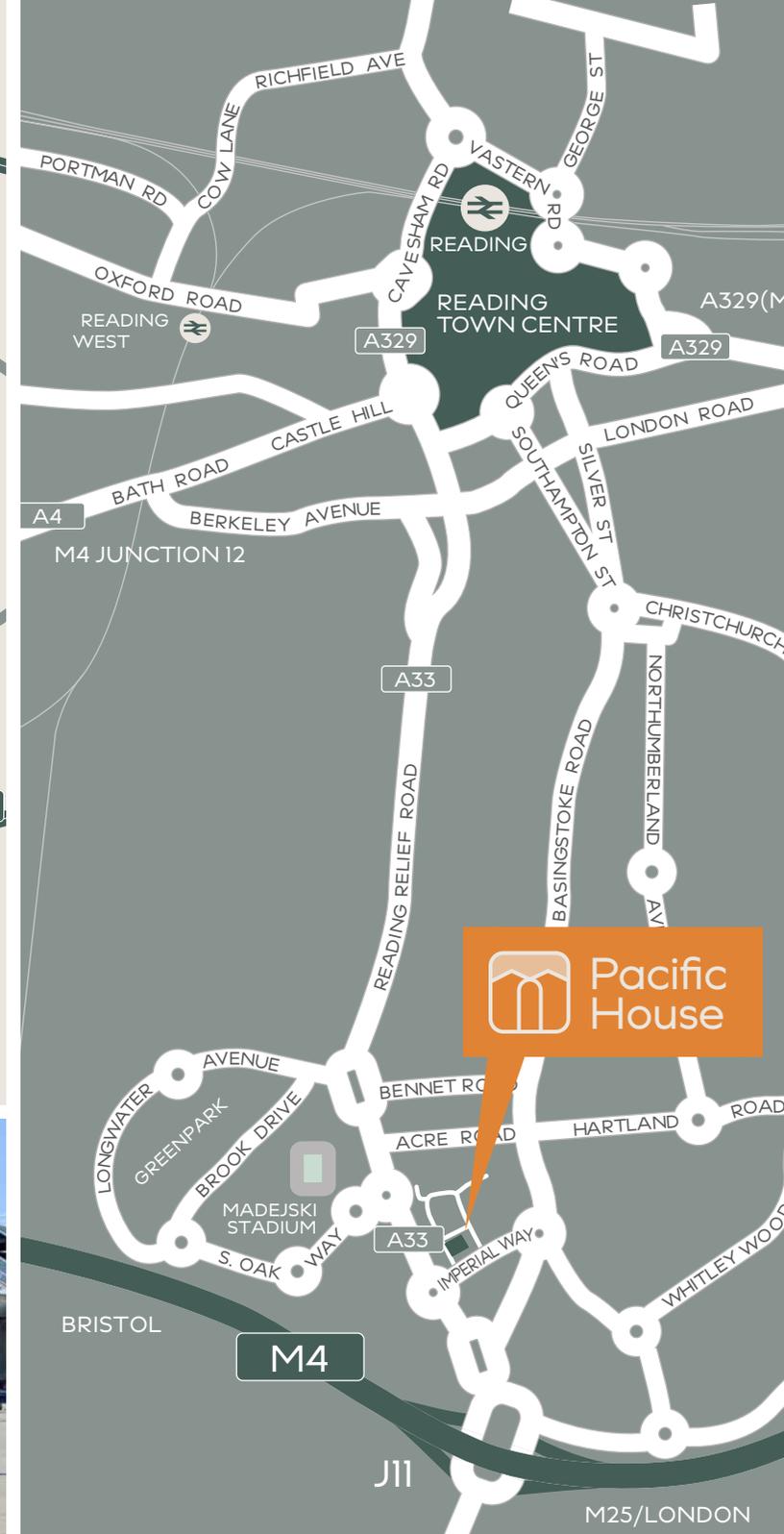
Reading Gate Retail Park is just a short walk which benefits from Costa Coffee, Nando's, Burger King, Premier Inn and Beefeater Grill.

well connected

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.



By road	miles
Reading Town Centre	2.5
Maidenhead	15
Bracknell	11
Slough	19
Newbury	20
London Heathrow	27
Central London	42
Oxford	28



By Elizabeth line	mins
London Heathrow	38
London Paddington	49
Bond Street	53
Tottenham Court Road	55
Farringdon	58
Liverpool Street	61
Canary Wharf	67

By Rail	
London Paddington	25
Oxford	23
Bristol	71

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