



EMERALD HOUSE



FIRST FLOOR OFFICES

3,855 SQ FT (358 SQ M)

OUTSTANDING TOWN CENTRE PARKING: 18 SPACES

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

THE
ORACLE

READING
TOWN
CENTRE

BROAD
STREET
MALL

PENTA
HOTEL

NOVOTEL
IBIS HOTEL

THE
BISCUIT
TIN

TO THE WEST

FORBURY
HOTEL
CARLUCCIO'S
FORBURY'S
RESTAURANT

FORBURY
GARDENS

TOWN
HALL

MALMAISON
HOTEL

READING
STATION

STATION
CAR PARK

FORBURY
RETAIL
PARK

EMERALD
HOUSE

5 MINS
TO READING
STATION

RIVER
THAMES

THAMES
LIDO

HILLS
MEADOW
CAR PARK

KING'S
MEADOW

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. The first floor East wing is available.

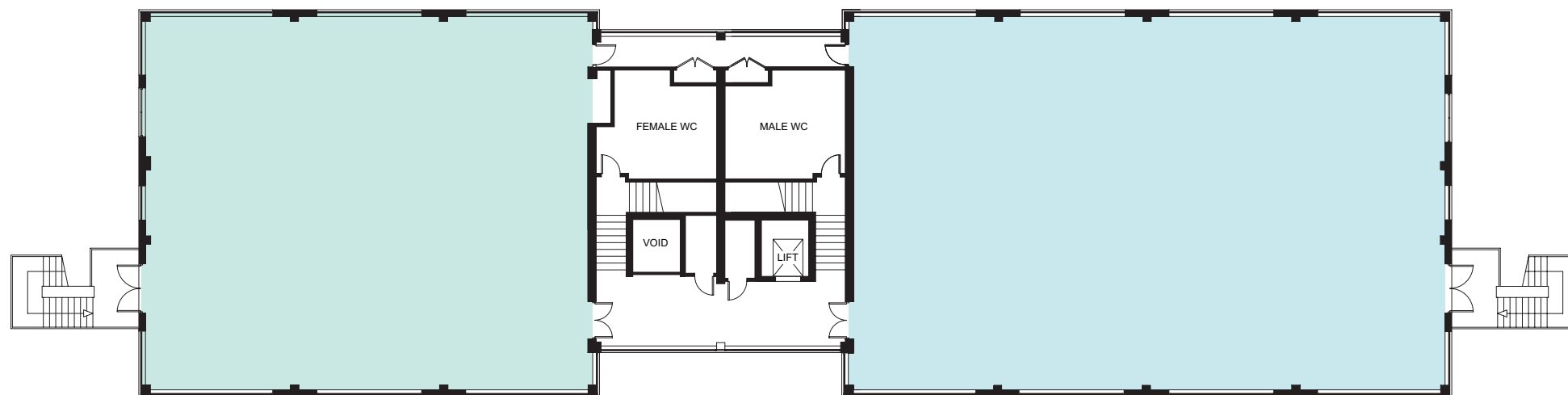
AMENITIES

- Open plan
- New suspended ceiling with LED lighting
- Air-conditioning
- Raised access floor
- New carpeting
- Shower
- Outstanding town centre parking: 18 spaces

AVAILABILITY

Floor	sq ft	sq m	car spaces
1ST FLOOR EAST	3,855	358	18

1ST FLOOR PLAN



WEST WING • LET

EAST WING • 3,855 SQ FT



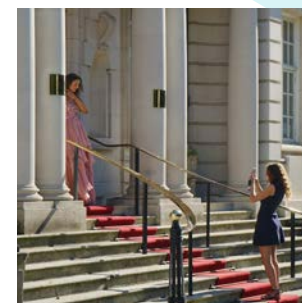
LOCATION AND AMENITIES

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 2020 and there is a regular RailAir coach service linking Reading to Heathrow Airport.



Broad Street



The Forbury Hotel



Street food markets



Thames Lido



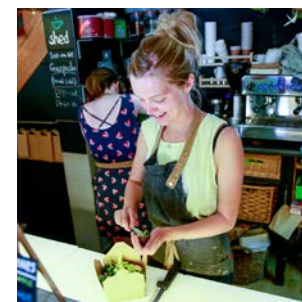
Forbury Gardens



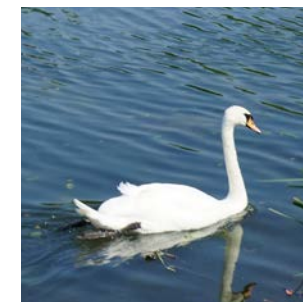
The Biscuit Tin



Reading Station



Shed Cafe



River Thames



Carluccio's



London Street Brasserie



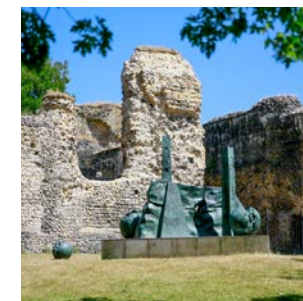
Pret a Manger



Honest Burger



Caffè Nero



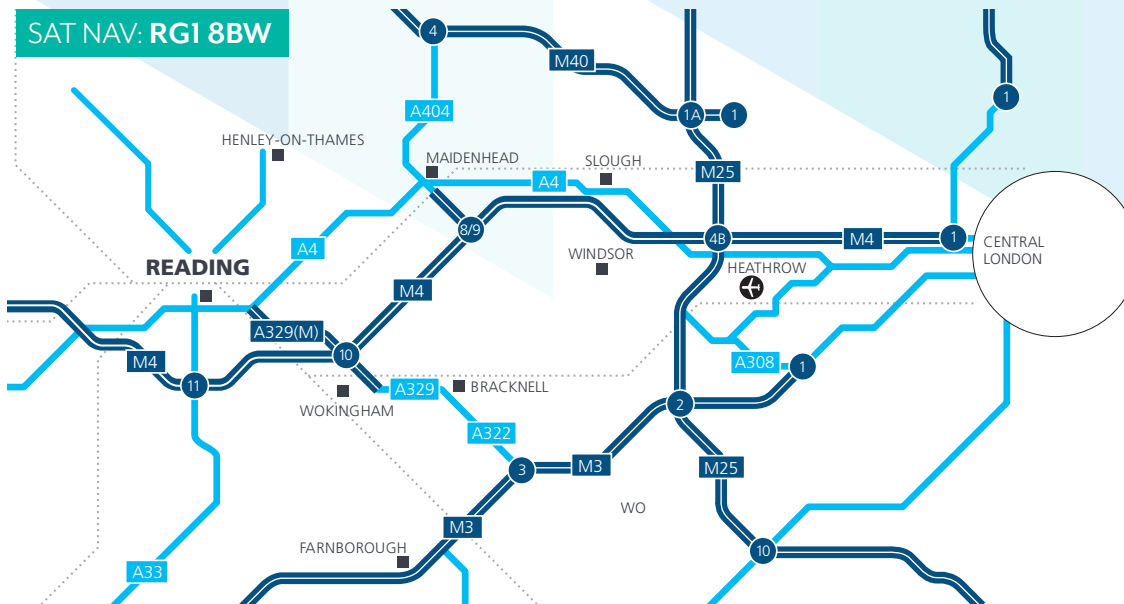
Abbey Ruins

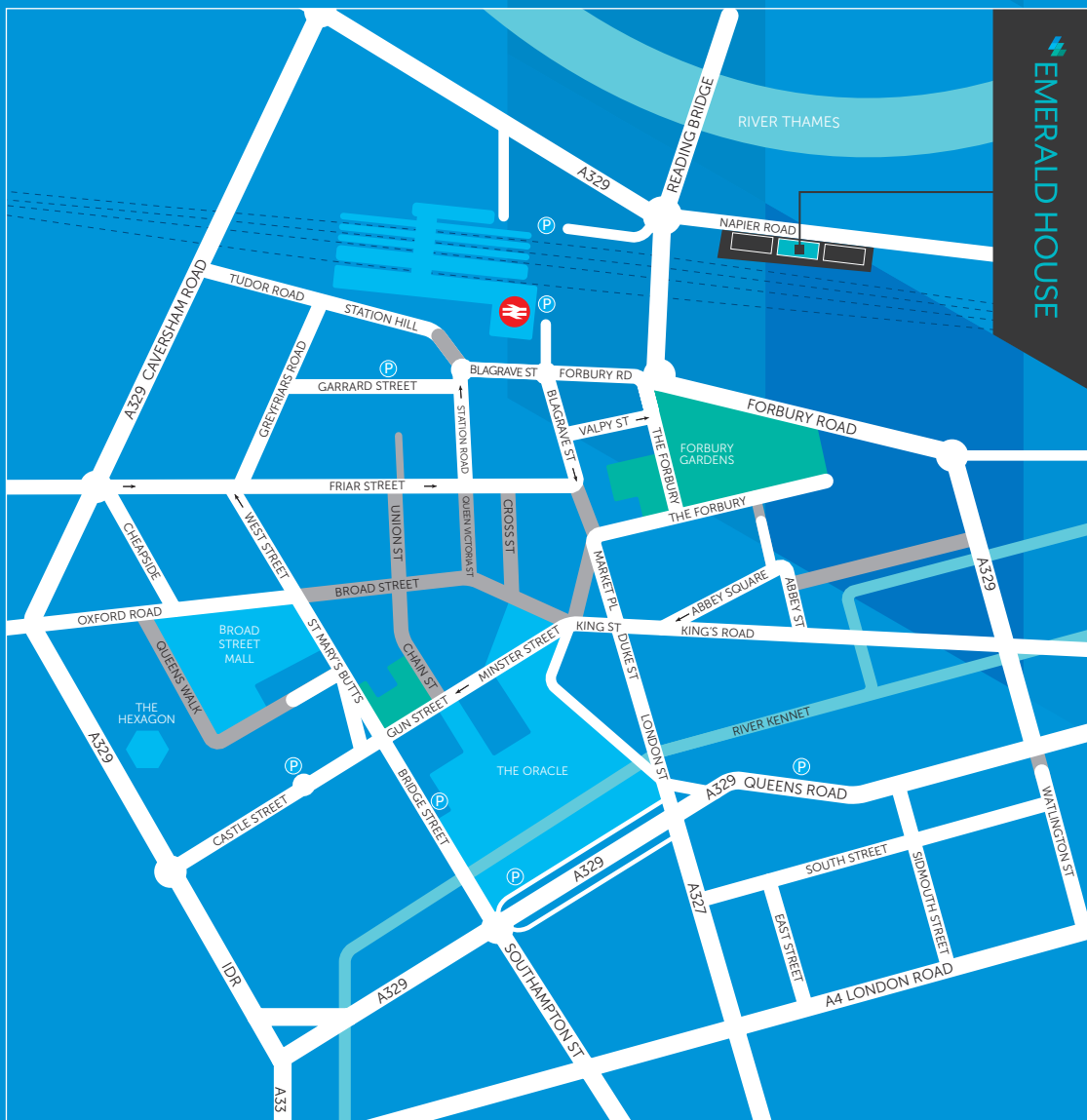
COMMUNICATIONS

Road	miles	Rail	mins
M4	4	London Paddington	26
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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