

Kennet place

121 King's Road, Reading RG1 3ES

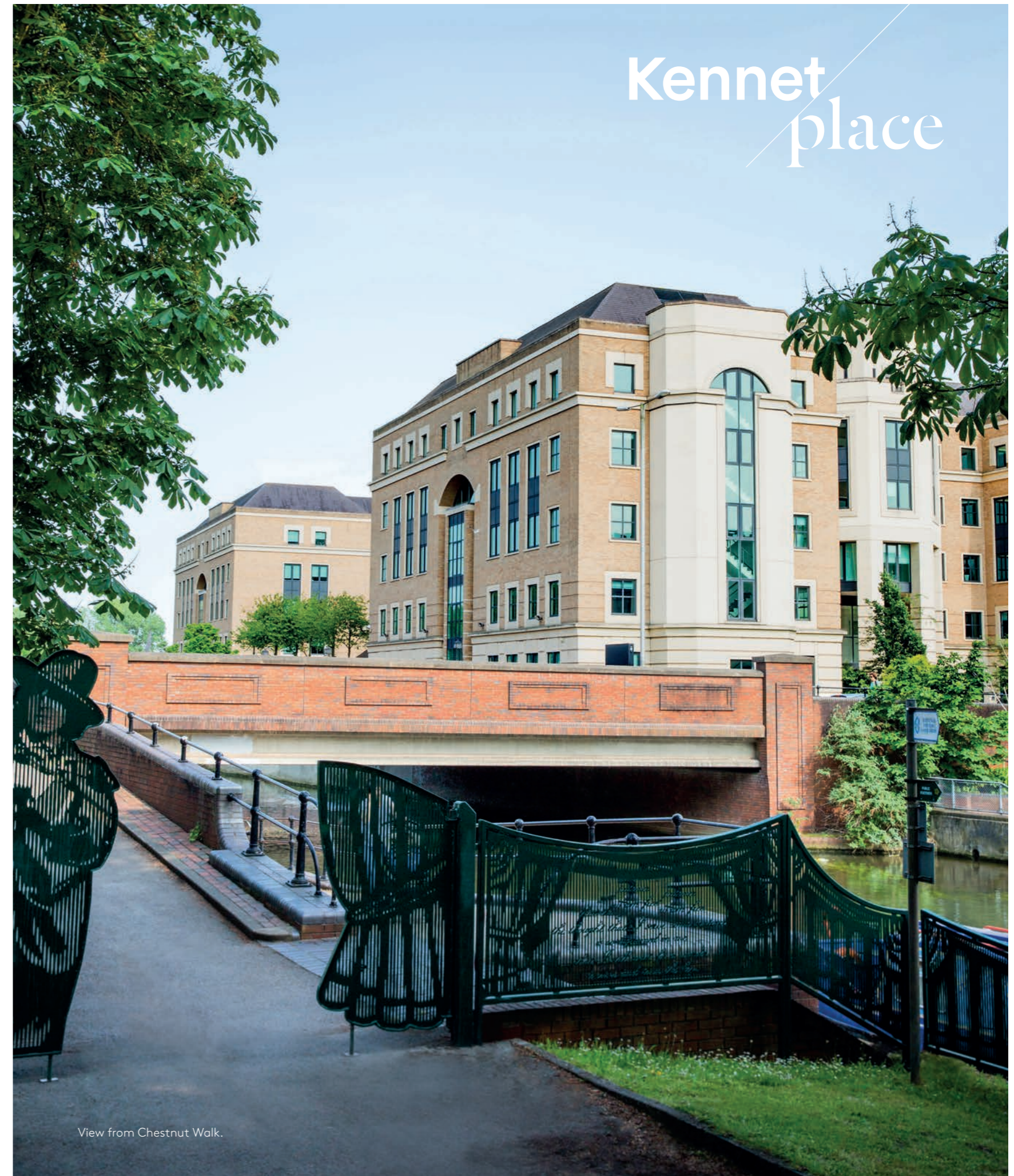
Kennet place



The place to do better business

Kennet Place is a building with presence. Its warm stone and glass atrium offers a first impression that is welcoming and uplifting, promising a sophisticated experience that enhances commercial efficiency. This promise is delivered by the five floors of office space refurbished to the highest specification. Impressing without shouting, anticipating without pushing, **Kennet Place** considers the needs of all those who will be using this space. This is a building where people can enjoy life and work, where businesses can prosper and grow.

Known as the capital of the Thames Valley and increasingly recognised as the UK's high-tech centre, Reading is an economic powerhouse. It has everything a modern city needs, including a highly educated workforce and fast connections for travel nationally and internationally.



View from Chestnut Walk.

The place to make an impression

SPECIFICATION

Kennet Place is a self-contained HQ office building with 69,317 sq.ft. of Grade A space across five large floors. Newly refurbished, it provides a classic yet contemporary environment, while never forgetting that buildings are designed for people. Offering plenty of parking, Kennet Place is in a prime location to benefit from major transport infra-structure developments.

Important features of the refurbishment are:

- A new remodelled and enlarged reception area
- New VAV air conditioning system
- New metal tiled plank (1300mm x 300mm) suspended ceilings on a 1500mm o/a ceiling module
- New LG7 compliant LED lighting
- Fully accessible raised floors
- Suites between 5,991 and 14,104 sq.ft.
- Occupational density of 1:8 sq.m.
- Three 10 person passenger lifts
- 24 hour access and security
- Newly constructed male and female shower facilities
- Secure cycle racks (in basement)
- Excellent town centre car parking ratio of 1:605 sq.ft.
- EPC rating: D

1:605 sq.ft.
parking ratio
& landscaped
gardens



1. A bespoke designed handmade chandelier graces the reception
2. The landscaped gardens provide a peaceful retreat



Double height reception atrium featuring original artworks.

The place that's the perfect fit for you

Third floor interior.



Designed by award-winning architects Hale, developed by Westcore, this elegant refurbishment offers high-quality, flexible space for ambitious businesses. They bring real attention to detail together with creative flair to think through the needs of businesses now and in the years ahead. The floor plates can be adapted to suit the specific needs of businesses of many kinds, particularly those that need the supporting infrastructure that Reading provides for telcos, financial services, high-tech, energy and environment, research and innovation, life sciences.

Example space plan

Ground Floor as per layout shown:
13,840 sq.ft. / 1,290 sq.m.

- 156 workstations, 4 meeting rooms,
- 4 quiet rooms, 4 print areas,
- 2 touchdown areas,
- 2 huddle areas, 2 chat zones,
- 1 reception, 1 meet & greet area,
- 1 staff breakout area,
- 1 refreshment prep area,
- 1 snug and 1 store room.

Schedule of areas (IPMS3)

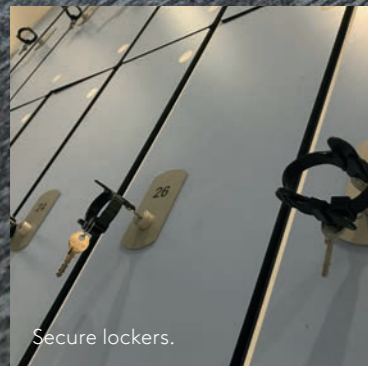
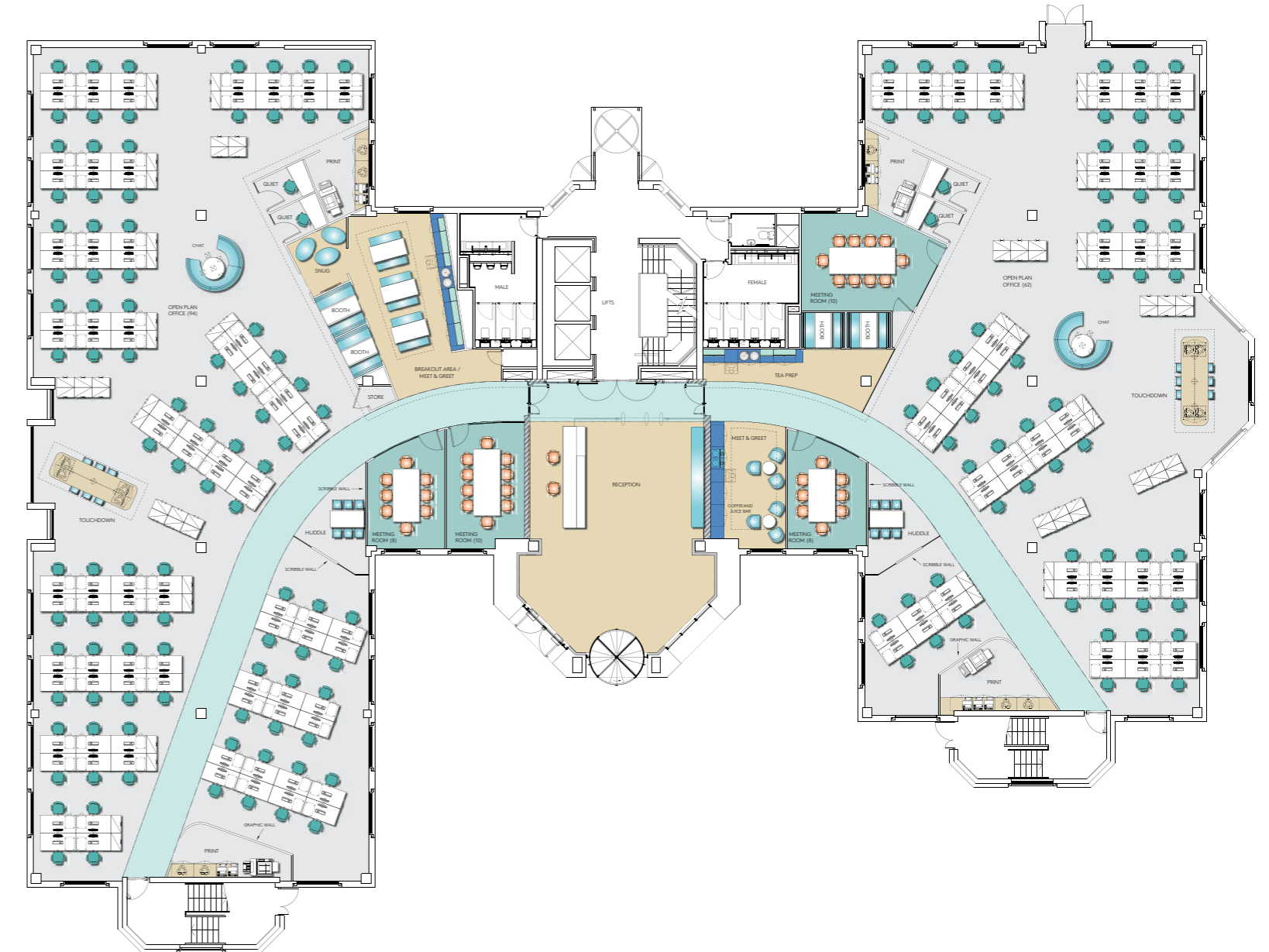
Floor	sq.ft.	sq.m.
Fourth Floor	LET	LET
Third Floor	LET	LET
Second Floor	LET	LET
First Floor North	7,022	653
First Floor South	5,901	548
Ground Floor North	7,084	658
Ground Floor South	5,991	557
Total	25,998	2,416



Double height reception.



Contemporary finish and materials.



Secure lockers.



Showers.



Upgraded facilities.



- 1 HOUSE OF FRASER
- 2 The Oracle  
(approx 9 mins walk)
- 3 Broad St Mall
(approx 12 mins walk)
- 4 John Lewis
- 5 M&S
- 6 OLSWANG
- 7 Deloitte.
- 8 **BULLITT** 

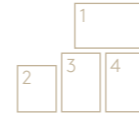
- 9 Forbury Gardens
- 10  **BARCLAYS** 
- 11 Reading Station
(approx 7 mins walk) 
- 12 Osborne Clarke 
- 13 
- 14 CAPITA
- 15 University College of Estate Management
- 16 **VISA**
- 17  HM Revenue & Customs
- 18 The Outlook
- 19 The Thirsty Bear
- 20 HUNTSWOOD
- 21  **PRUDENTIAL**
- 22 Bel and The Dragon
- 23 **DECATHLON**
- 24 Thames Lido

The place on your doorstep

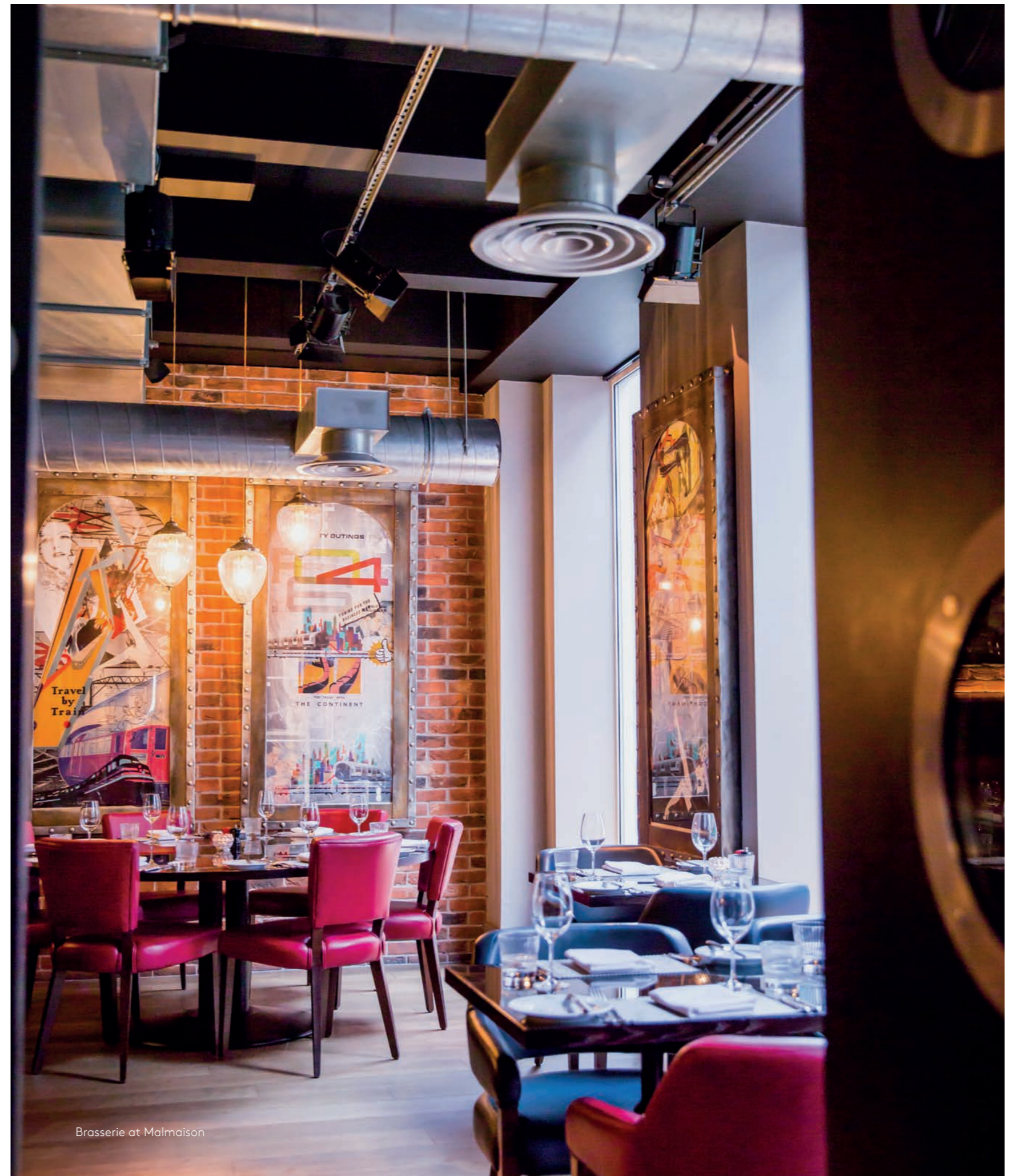
LEISURE AMENITIES

Step outside the doors of **Kennet Place** and you find yourself in landscaped gardens, where the trees and shrubs link between the stone, glass and brick of the surrounding buildings. It's a surprisingly leafy area, given that you are close to the centre of one of the UK's major towns. Reading is a place that brings together the old and the new, the traditional and the futuristic, the cultural and the scientific. **Kennet Place** fits naturally into this diverse environment.

It's a good place to take a stroll and get to know the local area, whether at lunchtime or relaxing after work. Right beside the canal with its narrow boats and the River Kennet that flows into the Thames, a short walk will take you to Forbury Gardens where the imposing Maiwand Lion provides one of Reading's most famous landmarks. These are public gardens on the site of the ancient Reading Abbey, and they lead on to the town centre with its rich mix of places to shop, eat, drink and be entertained.



1. Maiwand Lion, Forbury Gardens
2. Forbury's Restaurant, Forbury Square
3. Malmaison, Station Road
4. Forbury's Restaurant & Wine Bar

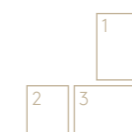


Brasserie at Malmaison

The place to enjoy yourself

Reading is a bustling, lively town with an exciting concentration of entertainment possibilities in and around the centre. Here you will find all the big names of a European city plus a wide range of independent shops and restaurants. Places to wine and dine, places to watch a movie or listen to a concert, places to suit every taste.

So close to London, many journeys from Reading take people into the capital for all its easy-to-reach attractions – yet Reading itself welcomes 30,000 inbound commuters every day. This is a place that knows how to make people feel welcome, where people enjoy working and living, and where clients look forward to the experience as a visitor.



1. Reiss, Oracle
2. Cau, Oracle
3. London Street Brasserie, Duke Street



The place that's a magnet for growth

The region is now known as Thames Valley Berkshire, and Reading is its fast-growing capital. Reading's success has been built on its scientific and technological expertise, and this remains an important part of the city's character as well as that of the region. The University of Reading is in the world's top 1%, and it is in friendly rivalry and often in collaboration with Oxford University just a short journey away. Over 42% of the local population have been educated to degree level or above, one of the UK's highest figures, and most graduates stay locally to pursue careers.

As a result, Reading has three times the number of tech companies than average, and this figure continues to rise, making it the number one tech cluster in the UK. Over 600 telcos are based in Berkshire and there are growing sector clusters in energy and the environment as well as life sciences and healthcare. It creates a high-value knowledge economy. Companies coming into this infrastructure find their supply needs are already well-supported, with easy access to a skilled workforce, customers, partners and financial markets.



Henley Business School – and the International Capital Market Association Centre (ICMA) – part of the University of Reading

KNOWLEDGE CENTRE
/ HIGH VALUE

Area talent pool of

7 million

highly skilled workers

A region of

III,500

businesses

-12.6%

of population are graduates

Home to

II

of the world's
top 15 tech companies
are located here

13

of the world's
top 30 brands

Fastest

growing UK city
Source: PWC Report

No.1

UK's number 1
regional
technology centre.

Ranked number 1
in UK for %
of people employed.

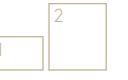
The place with the world on its doorstep

Even as the world becomes more digitally connected, the need strengthens for people and businesses to connect through face-to-face contact because relationships grow business. Travel is more essential than ever.

Reading is at the heart of the Thames Valley which makes it a prime location for communications in the UK, and from the UK to the world. Rail travel is central to Reading's success – it has the second busiest station outside London. Now the rail infrastructure is expanding even further with massive investments in new rail schemes, including the Elizabeth Line (Crossrail) and the Western Rail link to Heathrow project.

These developments worth £500 million will double train capacity in the coming years from an already high base of service – at present there are trains every four minutes into London. With the M4 and the motorway network less than 10 minutes away, Reading also provides excellent road links.

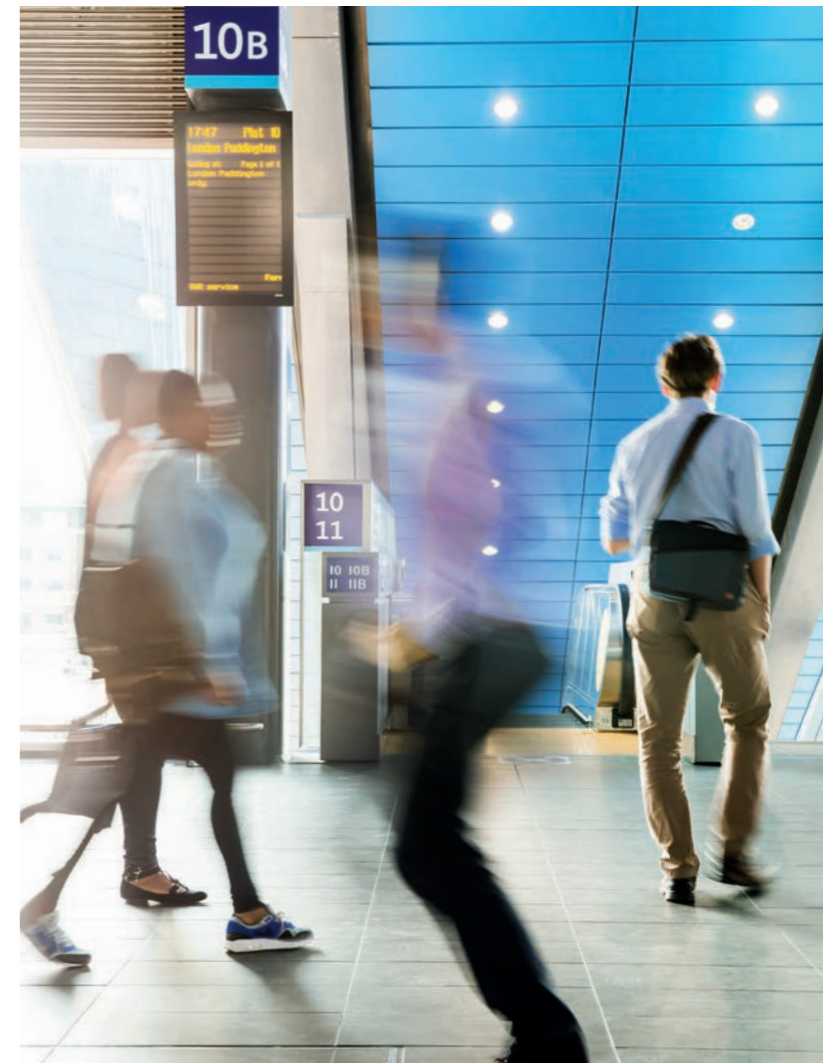
Reading is a transport hub for the UK but it is also exceptionally convenient for access to international air travel. Fast road and rail links to Heathrow and Gatwick airports, mean you connect with great ease from Reading to any other part of the world. Heathrow Airport serves 185 international destinations including 23 cities in the USA. Connections like these make Reading one of the world's rising locations, truly the place to do business.



1. Heathrow Airport
2. Reading Station



Reading Station



Road

M4: J10 2 miles / J11 3.5 miles / J12 5 miles
Heathrow: 28 miles / 35 mins
London: 40 miles / 48 mins
Bristol: 81 miles / 85 mins

Rail

Paddington 25 mins: 16 trains/hr
Bristol 74 mins: 4 trains/hr
Heathrow 60 mins: 2 trains/hr

Elizabeth Line (Crossrail)

Direct from 2019
Slough: 21 mins
Heathrow: 38 mins / T4: 45 mins
Paddington: 50 mins
Bond Street: 53 mins
Liverpool Street: 61 mins

Western Rail Link

Proposed 2021
Heathrow 26 mins: 4 trains/hr

RailAir Bus

Heathrow 45 mins: 3 coaches/hr

- National Rail
- Elizabeth Line (Crossrail) (From 2019)
- RailAir Bus
- Western Rail Link (Proposed 2021)

Sources: Road: Google Maps / Rail: Google Maps & Network Rail

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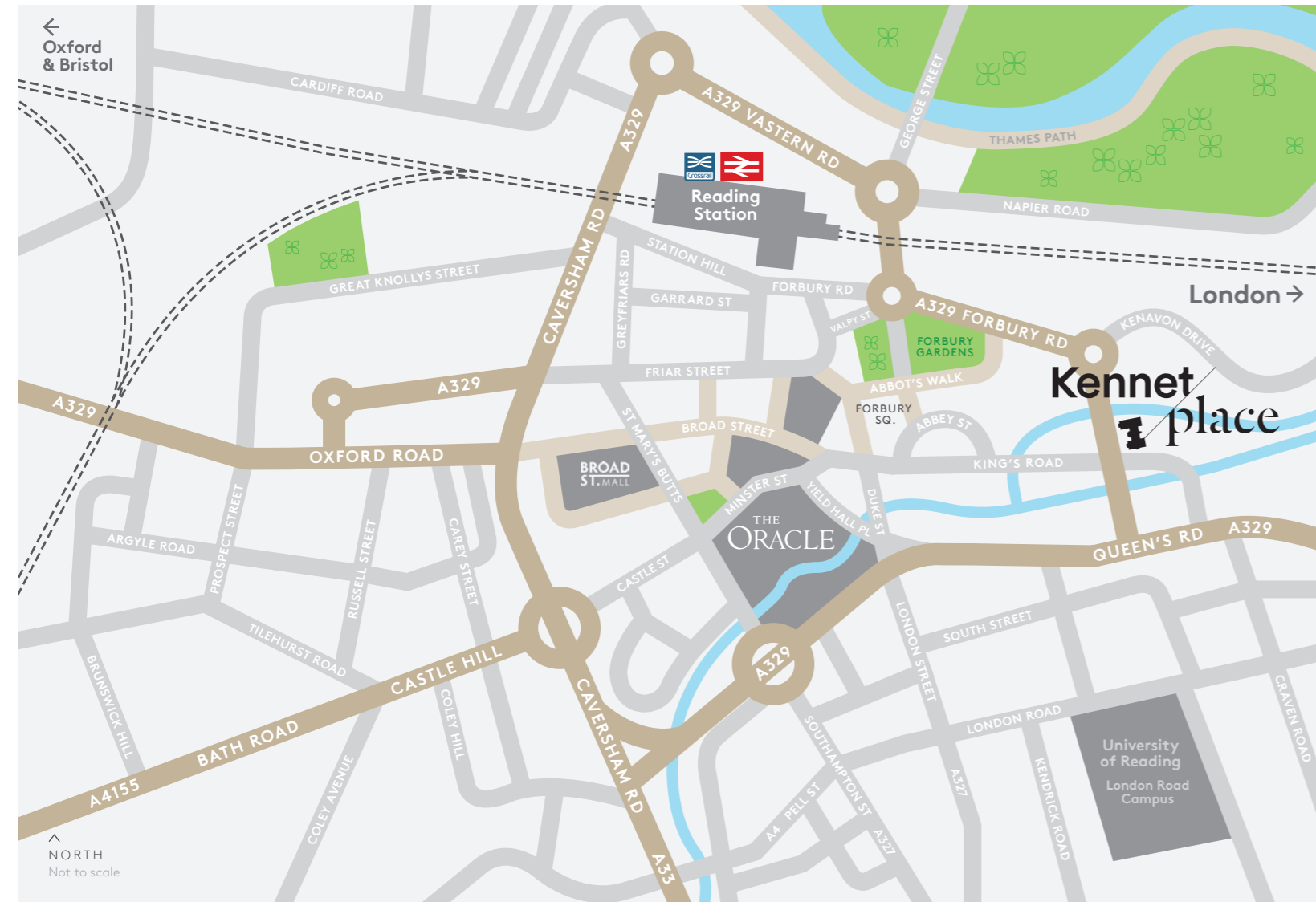


The place
to use connections
200 trains a day
to the capital

The place to locate yourself

Kennet Place

121 King's Road, Reading RG1 3ES



M4 J10: 2 miles

M4 J11: 3.5 miles

Heathrow: 28 miles

London: 40 miles



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January 2017

The place to make contacts

Reading is full of connections. We can help you make them. If you would like to find out more about **Kennet Place**, we will be happy to explore with you how to make it an important part of your future business growth.

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WESTCORE
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Kennet
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