

The Alpha Building,
121 Kings Road, Reading

The Alpha BUILDING



The Alpha Building forms part of 121 Kings Road, developed by Kumagali Gumi UK Ltd, reaching practical completion in January 1993. The building is arranged around an H shaped floor plate and comprises 68,438 sq ft NIA of office accommodation over ground and four upper floors. The property is of reinforced concrete framed construction, with brick and stone elevations under a part pitched slate clad roof.

The Alpha Building current specification includes:

VAV air conditioning system
Fully accessible metal tile suspended ceiling
Fully accessible raised floors
Category II recessed fluorescent lighting
Floor to ceiling height of 2.7m

3 x 10 Person passenger lifts
Flexible floor plates
Male and female WCs on each floor
Fully DDA compliant
Parking ratio of 1:585 sq ft

REFURBISHMENT



Alpha Building will undergo a comprehensive internal refurbishment, new mechanical and engineering services together with the replacement of the electrics targeting practical completion in Q1 2017.

Summary of works:

CAT A Refurbishment to the offices space to include new raised access floors and new perforated metal modular grid ceiling.

Strip out to all office floors including M&E installations.

Refurbish and re-paint windows internally and externally.

Refurbishment of common parts, WC's and lifts.

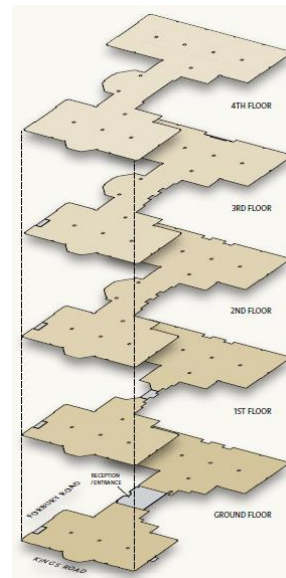
Three new passenger lifts installations, new recessed lighting to the offices and a new VRF A/C system

Bike storage and shower facilities provided to the basement car park.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides following net internal areas:

The Alpha Building	Use	Sq M	Sq Ft
Fourth Floor	Office	1,299.5	13,988
Third Floor	Office	1,280.4	13,782
Second Floor	Office	1,272.7	13,699
First Floor	Office	1,192.5	12,836
Ground Floor	Office	1,192.7	12,838
Ground Floor	Reception	57.0	614
Basement	Storage	63.2	681
Total		6,358.0	68,438



Location



Rail / Elizabeth Line (2019)

To Heathrow	38 mins
To London Paddington	49 mins
To Bond Street	53 mins
To Tottenham Court Road	55 mins
To Farringdon	58 mins
To Liverpool Street	1h 1 min
To Canary Wharf	1hr 7 mins

Road

London	40 miles
Oxford	25 miles
M4 Motorway (Junction 10)	2 miles
M25 Motorway (Junction 15)	5 miles

Air

Heathrow International Airport	25 miles
Southampton International Airport	46 miles
Luton Airport	57 miles
Gatwick Airport	64 miles
Birmingham International Airport	92 miles

The Alpha Building is situated at the western end of 121 Kings Road and has extensive frontages to both Forbury Road and Kings Road. Kings Road is one of Reading's principal and most established office locations. In addition it is within close proximity to numerous other corporate occupiers on Blagrove Street, Valpy Street and Abbey Gardens to the West and Queens Road to the South.

The Alpha Building offers easy access to Junction 10 of the M4, via the A4 London Road, which joins Kings Road to the east of the property. Junction 11 of the M4 is also easily accessible to the south of the property via the A329 and A33.

Aerial



Agent contacts:



Duncan Campbell
Tel: 0118 959 7555
Email: duncan@campbellgordon.co.uk

Jake Booth
Tel: 0118 959 7555
Email: jake@campbellgordon.co.uk

Roddy Abram
Tel: 0207 861 1280
Email: rodny.abram@knightfrank.com

Alasdair Collins
Tel: 0203 826 0608
Email: alasdair.collins@knightfrank.com