



The Canal Suite

Kennet Place, 121 King's Road, Reading RG1 3ES

TO LET FULLY FITTED OFFICE
2,820 SQ FT

AVAILABLE NOW

FLEXIBLE & AFFORDABLE

10 MINUTE WALK FROM THE RAILWAY STATION

Fully fitted and flexible offices Designed to work for you

Kennet Place is a prime refurbished HQ building in the heart of Reading, overlooking the canal and benefiting from a shared raised garden.

The Canal Suite offers an occupier fully fitted accommodation comprising 2,820 sq ft of ground floor space suitable for up to 38 employees. There are four car parking spaces available and the suite has its own exclusive entrance with a visitor waiting area.

Specification



Remodelled and fully staffed reception area



VAV air conditioning system



Secure cycle racks (in basement)



Recycled materials used on the refurbishment where possible



Up to 1Gb fibre connectivity



4 car parking spaces



Three 10 person passenger lifts



LED compliant lighting



Fully accessible raised floors



Building runs via Green energy provider



24 hour access and security

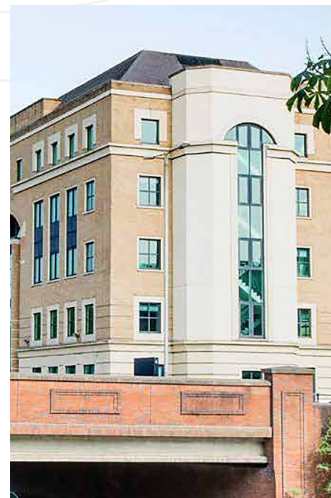
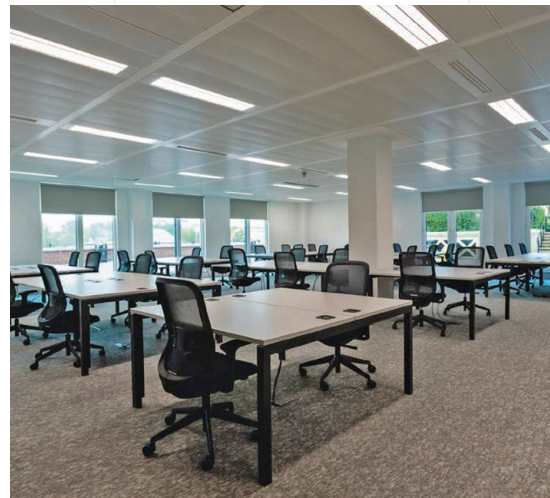


Male and female shower facilities



Metal tiled plank (1300mm x 300mm) suspended ceilings on a 1500mm o/a ceiling module

P2 OVERVIEW



Floor plan

38 Workstations

10 Person Meeting Room

6 Person Meeting Room

6 Person Collaboration Table

Fitted Kitchen with Staff Breakout Area

1 Study Room

Patch Room



2,820 SQ FT



KIP

KENNET PLACE

121 King's Road, Reading RG1 3ES

Terms

The suite is available on Effective Repairing and Insuring lease term. Full information is available upon request.

VAT

The property is elected for VAT. Further information is available upon request.

EPC

The Canal Suite has an Energy Performance Certificate rating of B.

Viewing

Viewings are strictly by appointment with the joint leasing Agents.

LEASING AGENTS

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