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

Grade A Offices Suited to You

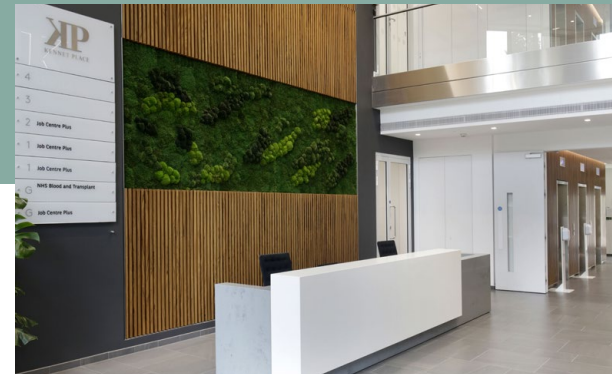
FROM 2,820 SQ FT TO 30,699 SQ FT

Welcome

Kennet Place is a prime HQ office building with an engaging front of house team, having recently undergone an impressive refurbishment it now boasts a double height reception and excellent third floor space.

With packages available to suit all needs from fully fitted suites to an open plan office.

Overlooking the canal and benefiting from a shared raised garden, Kennet Place creates a sense of wellbeing for all its occupiers.



Designed with You in Mind



Remodelled and fully staffed reception area



VAV air conditioning system



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



LED compliant lighting



Recycled materials used on the refurbishment where possible



Fully accessible raised floors



Suites between 2,820 and 30,699 sq ft



Occupational density of 1:8 sq m



Three 10 person passenger lifts



24 hour access and security



Male and female shower facilities



Building runs via Green energy provider



Secure cycle racks (in basement)



Excellent town centre car parking ratio of 1:605 sq ft



10 minutes walk to Reading train station



Up to 1Gb fibre connectivity

Accommodation

Floor	sq ft	sq m
FOURTH FLOOR	14,104	1,310
THIRD FLOOR – THAMES SUITE	5,769	536
THIRD FLOOR – AVON SUITE	2,850	264
THIRD FLOOR – KENNET SUITE	5,156	479
GROUND FLOOR – CANAL SUITE	2,820	262
TOTAL	30,699	2,851

*measurements in accordance with IPMS3



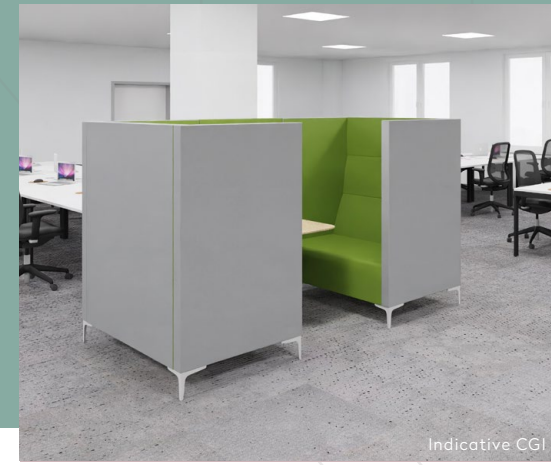
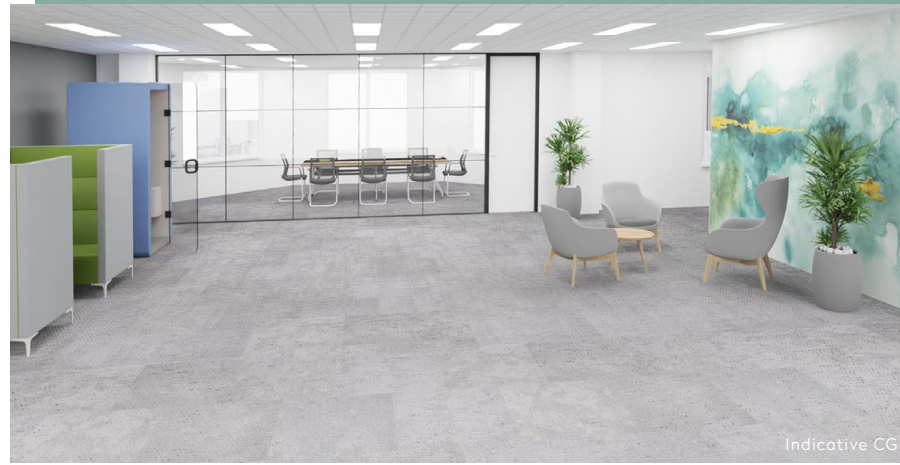
Fourth Floor
Open Plan Office
to make your own
14,104 sq ft



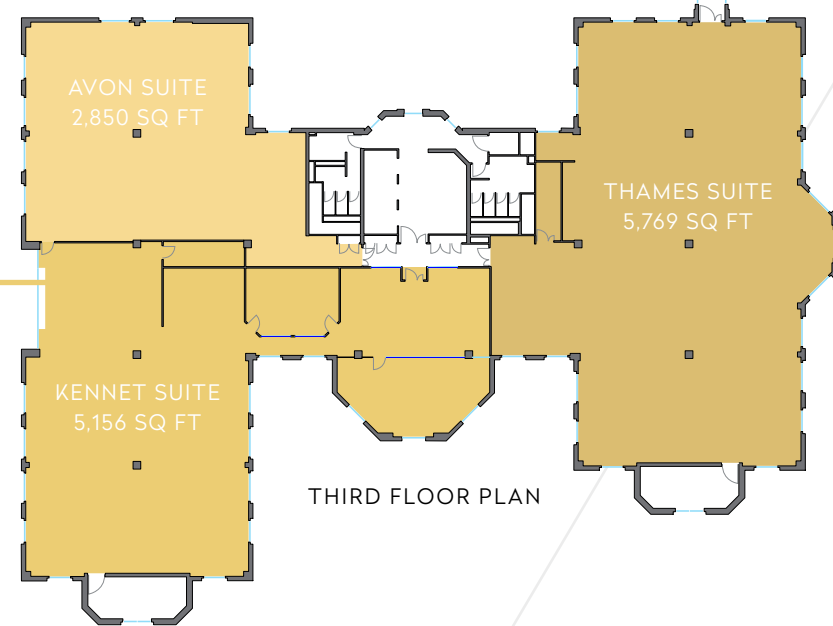
Ground Floor & Third Floor
Offering a mix of fully fitted
and flexible space
2,820 sq ft – 5,769 sq ft



Ground Floor & Third Floor Fully Fitted Offices Suites 2,820 sq ft – 5,769 sq ft

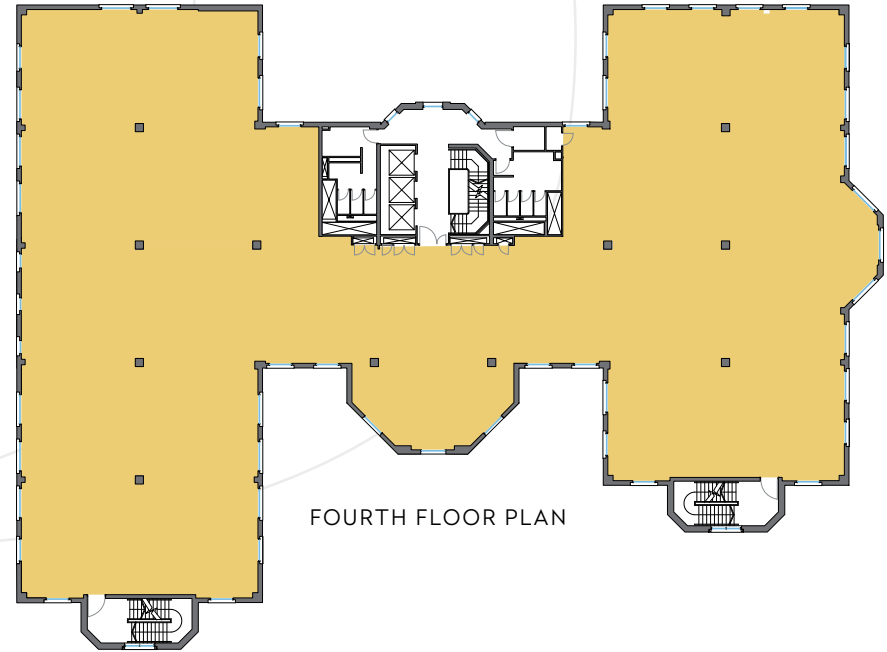


SPACE PLAN -
KENNET SUITE





Fourth Floor Open Plan Office 14,104 sq ft



FOURTH FLOOR PLAN

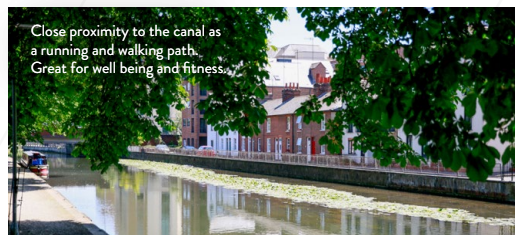
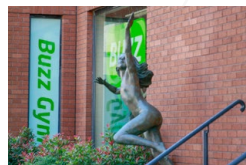


A Hub of Activity

Kennet Place is adjacent to Huntley Wharf and will benefit from a number of new amenities.

From a café to grab your morning coffee, nipping to the gym for a lunchtime work out or dining clients at any time of day, everything is on your doorstep. Kennet Place is just a few minutes walk from Reading Town Centre, The Oracle Shopping Centre and is only a 10 minute walk from Reading Station linking commuters to Central London in under 30 minutes.

Our friendly front of house team is always on hand to help navigate the best of the local amenities that Reading has to offer.



Close proximity to the canal as a running and walking path. Great for well being and fitness.

REAL ALE PUB

Local pubs such as The Nag's Head and The Ale House offer untouched old-school atmosphere with alcove booths, traditional ales and occasional beer festivals.

ENTERTAINMENT

For a breath of fresh air why not visit the lovely Forbury Gardens an old style, Victorian Park in the heart of Reading. Feeling cultural? Check out the many amazing performances at the Reading Rep Theatre.

STREET FOOD

Blue Collar Corner celebrates tasty street food by creating exciting street food events in Reading. Served by a fine selection of brilliant traders.

GYMS

Buzz Gym is the ultimate 24 hour workout facility offering over 50 classes including the latest in Les Mills Body Pump, track and field, free weight, cardio and resistance zones. Fancy letting off some steam there's even club nights with live DJ's.

COFFEE HOUSES

From quirky and traditional coffees houses such as Lincoln Coffee and Coffee Under Pressure to the well-known Starbucks you are spoilt for choice.

RIVERSIDE

The riverside has it all! From peaceful walks to cafés where you can relax and watch the world go by.

NURSERY

Kennet Day Nursery offers childcare from as young as 3 months to 5 years.

BARS & CLUBS

Spoilt for choice, with a plethora of bars such as The Botanist Bar & Restaurant, Veeno's Wine Bar and the Oakford Social Club.

Reading. A Vibrant Town

Road

M4: J10 5.5 miles / J11 3.5 miles / J12 5 miles
Heathrow: 25 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: 6 trains/hr

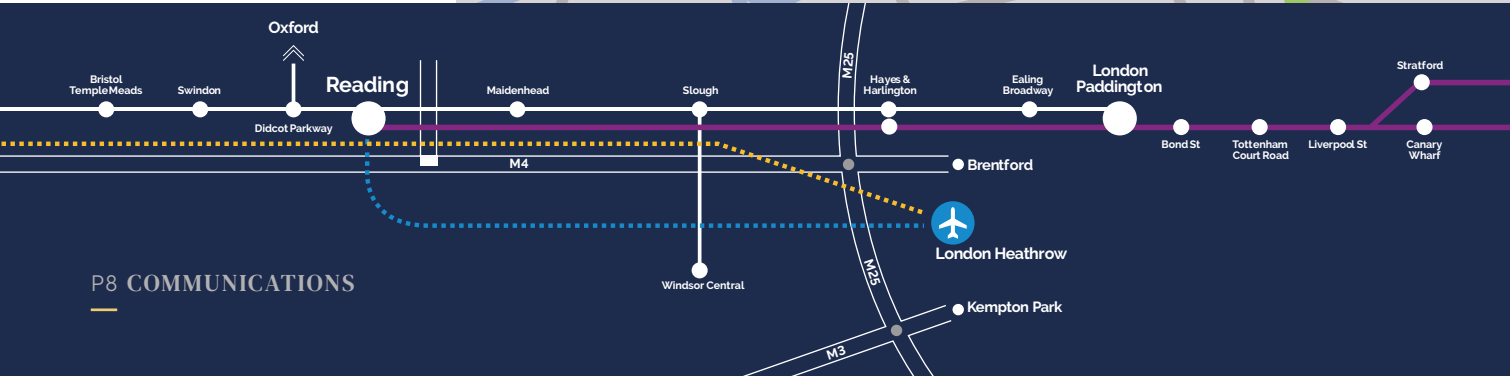
Elizabeth Line (Crossrail)

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

RailAir Bus

Heathrow: 45 mins: 3 coaches/hr

- 1 House of Fraser
- 2 John Lewis
- 3 M&S
- 4 Olswang
- 5 Deloitte
- 6 Bullitt, Rio Tinto, Mabey
- 7 Barclays
- 8 Osbourne Clarke, PWC
- 9 SSE
- 10 Capita
- 11 University College of Estate Management
- 12 VISA
- 13 HM Revenue & Customs
- 14 Huntswood
- 15 M&G Reading
- 16 The Outlook
- 17 The Thirsty Bear
- 18 Bel and The Dragon
- 19 Thames Lido
- 20 Buzz Gym



- National Rail
- Elizabeth Line (Crossrail)
- RailAir Bus
- Western Rail Link

Over 200
trains per
day to the
Capital



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

Terms

The suites are available on Effective Repairing and Insuring lease terms. Full information is available upon request.

VAT

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

EPC

The Suites have ratings of between B-D.

Viewing

Viewings are strictly by appointment with the joint leasing Agents.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
Hollis Hockley and Campbell Gordon on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Hollis Hockley and Campbell Gordon has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is November 2022.

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