

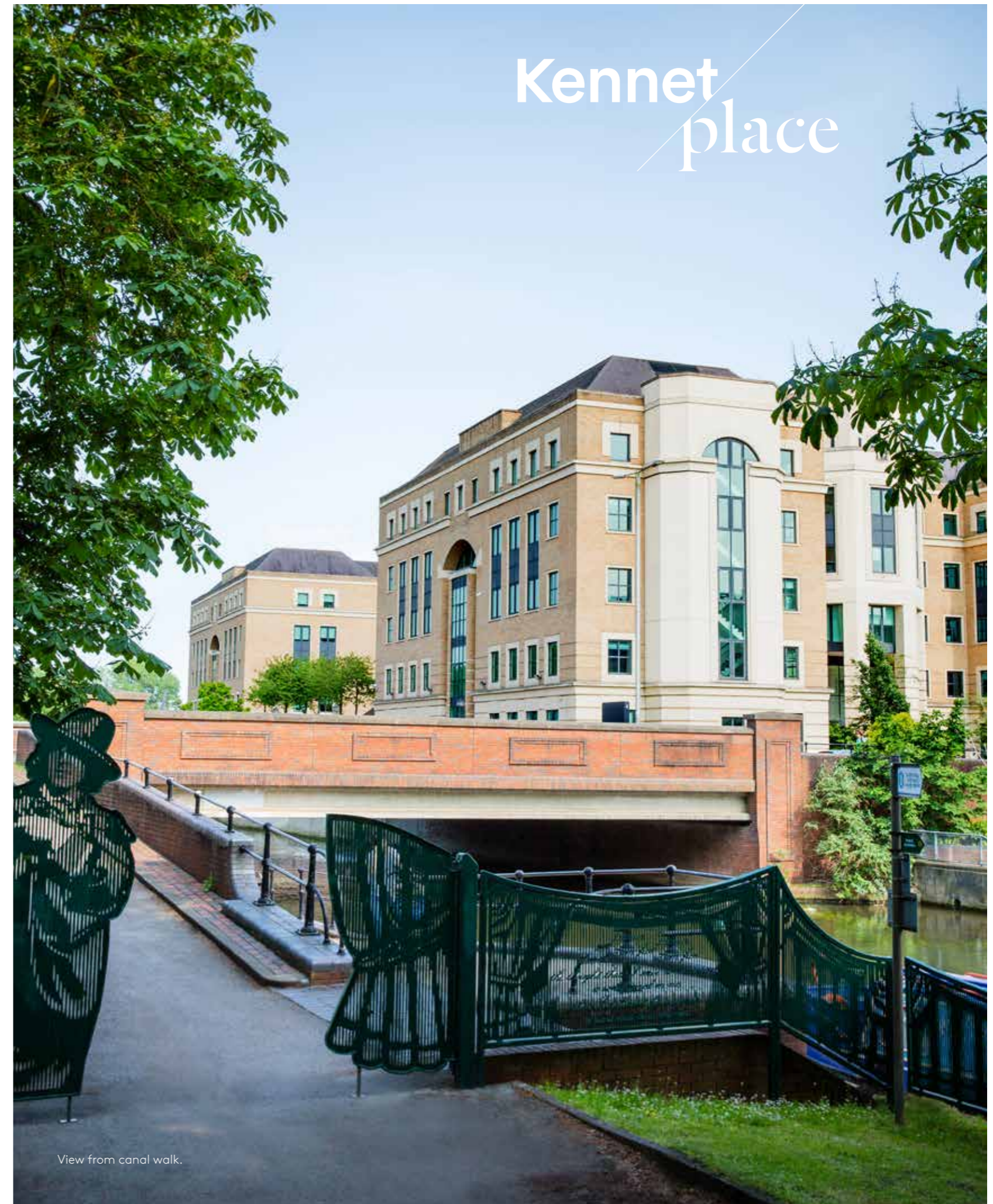
**Kennet**  
place



# 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 specifications. 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.

The location brings all the benefits of Reading. Known as the capital of Thames Valley Berkshire, increasingly recognised as the UK's high-tech centre, Reading is an economic powerhouse. It provides everything that a modern city needs, with a highly educated workforce and fast connections for travel nationally and internationally.





# Kennet place





# The place to work

**Kennet Place** is a self-contained building with 69,460 square feet of Grade-A space across five large floor plates. Newly refurbished it provides a classic but contemporary environment, while never forgetting that buildings are made for people. Offering plentiful parking, it is in a prime location to benefit from major transport infrastructure 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
- Sub-divisible floor plates of 13-14,000 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 in the basement
- Secure basement cycle racks
- Excellent town centre car parking ratio of 1:538 sq.ft

# 1:538 sq.ft parking ratio

SPECIFICATION / PARKING



Proposed atrium view.  
Artist's impression.



# The place that's fit for your needs

Third floor interior. Artist's impression.



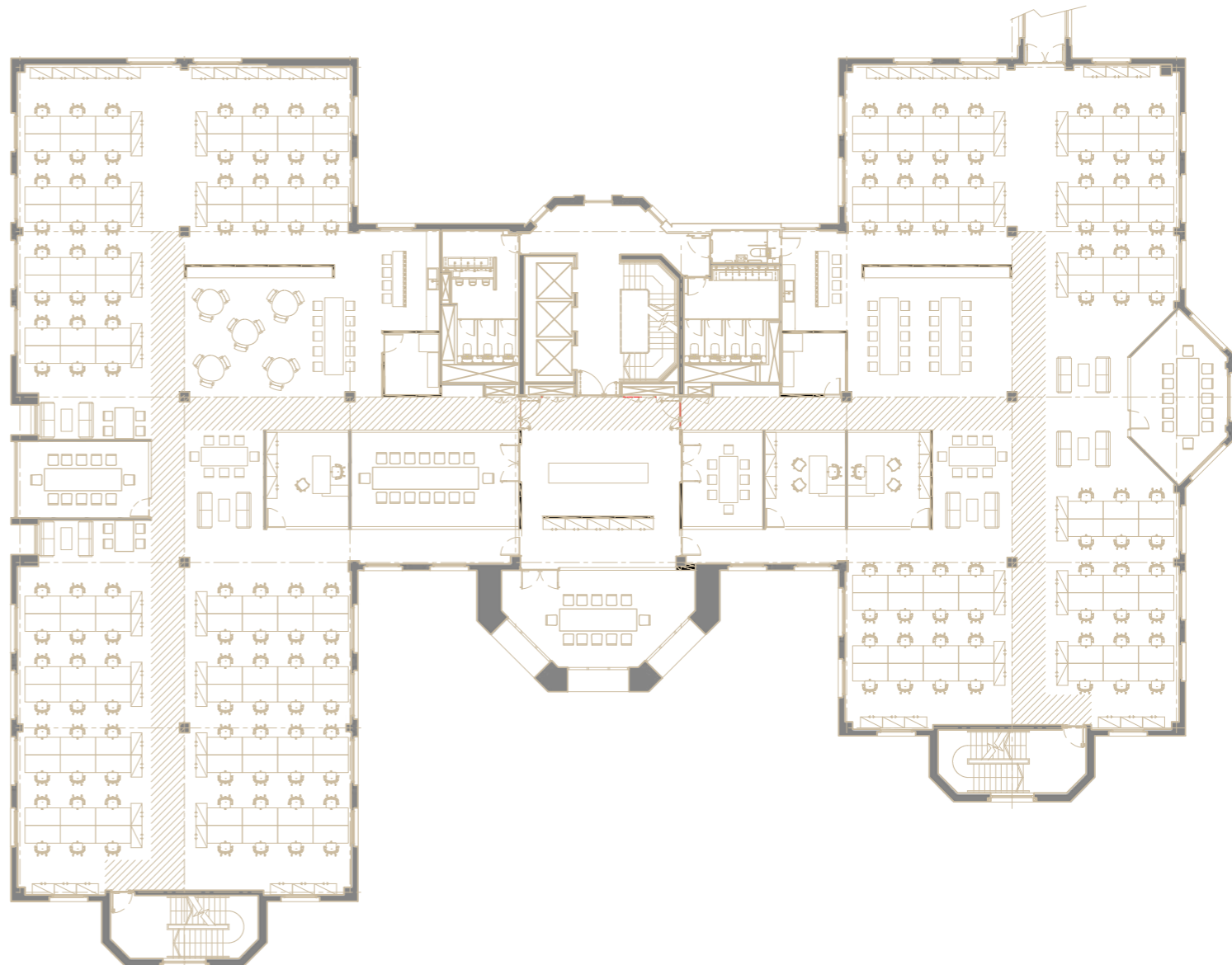
Designed by award-winning architects Hale, developed by Westcore, this elegant refurbishment offers high-quality, flexible space for ambitious businesses. They bring real attention to detail together with creative flair to think through the needs of businesses now and in the years ahead. Here are floor plates that 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.

## Typical space plan

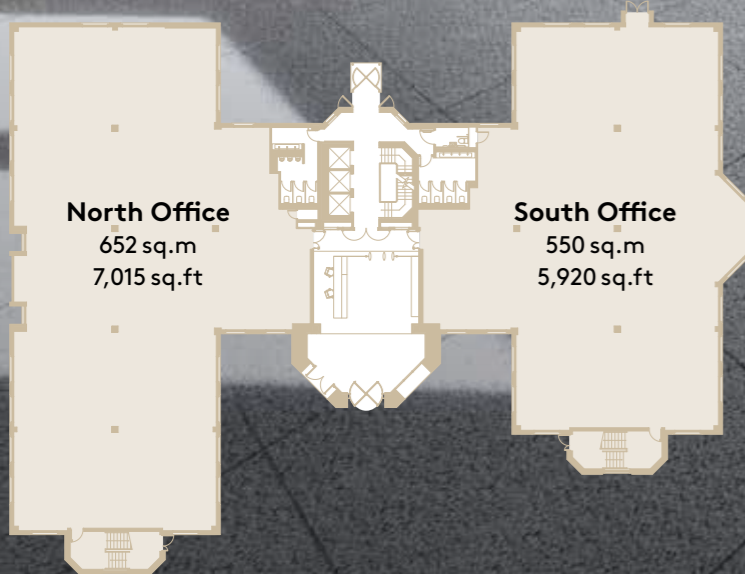
Desks	161	Desk seats	161
Meeting rooms	5	Meeting room seats	60
Breakout seating	77	Sofas	12

Toilets  
Male: 3 urinals plus 3 WCs / Female: 4 WCs / Disabled: 1 WC

**1,290 sq.m / 13,885 sq.ft**  
(Based on Second Floor)



## Ground & First Floors



**North Office**  
652 sq.m  
7,015 sq.ft

**South Office**  
550 sq.m  
5,920 sq.ft

## Schedule of areas (IPMS3)

Floor	Use	sq.m	sq.ft
Fourth Floor	Office	1,307.0	14,065
Third Floor	Office	1,300.0	13,990
Second Floor	Office	1,290.0	13,885
First Floor North	Office	652.0	7,015
First Floor South	Office	550.0	5,920
Ground Floor North	Office	652.0	7,015
Ground Floor South	Office	550.0	5,920
Ground Floor	Reception	90.5	974
Basement	Storage	63.0	678
<b>Total</b>		<b>6,454.5</b>	<b>69,460</b>



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 RioTinto mabeley



9 Forbury Gardens



10 BARCLAYS EY

11 Reading Station  
(Approx 7 mins walk)



London: 25 minutes  
Oxford: 22 minutes / Bristol: 55 minutes

12 Osborne Clarke pwc

13 SSE

14 CAPITA

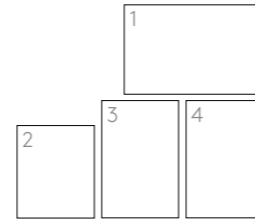


# The place on your doorstep

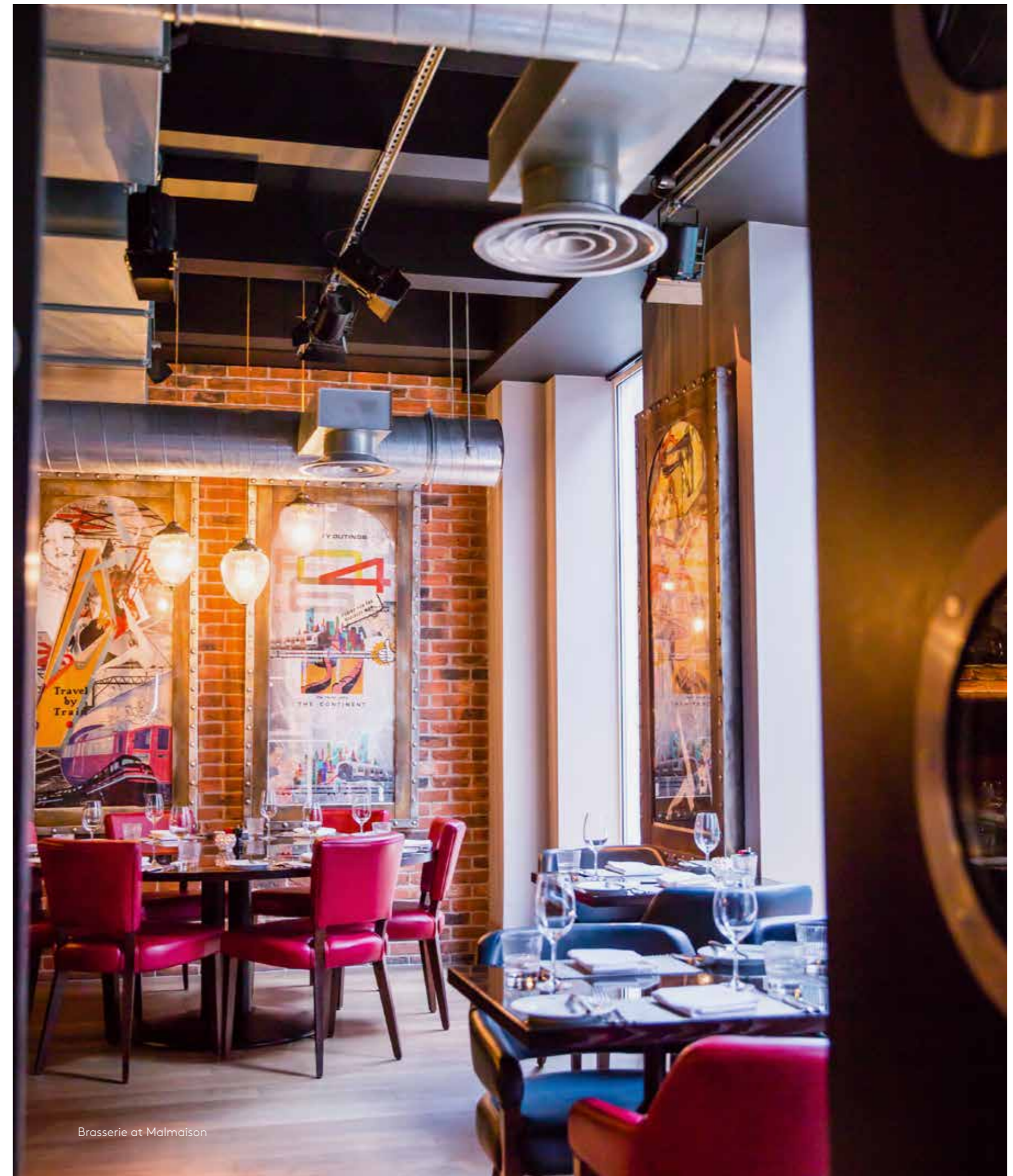
LEISURE / NEIGHBOURHOOD AMENITIES

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



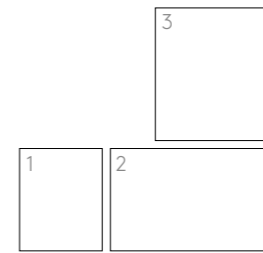
Brasserie at Malmaison



# The place to enjoy yourself

Reading is a bustling, lively town with an exciting concentration of entertainment possibilities in and around its 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.

That is natural and essential for a region that accommodates more than 200 European or global HQs. 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: Cau, Oracle  
2: London Street Brasserie, Duke Street  
3: Reiss, Oracle



John Lewis, Broad Street



# The place that is 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.



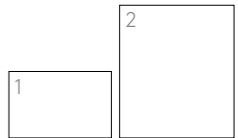
# The place with the world on its doorstep

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 fast link to Heathrow.

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 system less than 10 minutes away, Reading also provides excellent links by road.

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, mean that you connect with great ease from Reading to any other part of the world. Heathrow serves 185 international destinations including 23 cities in the USA. It's connections like these that make Reading one of the world's rising locations, truly the place to do business.



1: Heathrow Airport  
2: Reading Station. Interior



Reading Station





**Road**

**M4 J10:** 5.5 miles  
**M4 J11:** 3.5 miles  
**Heathrow:** 28 miles  
**London:** 40 miles

**Rail**

**Paddington**  
24 mins: 16 trains/hr  
**Bristol**  
23 mins: 5 trains/hr  
**Heathrow**  
56 mins: 4 trains/hr

**Elizabeth Line (Crossrail)**

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

**Western Rail Link**

Proposed 2021  
**Heathrow:**  
28 mins: 4 trains/hr

**Rail-Air Bus**

**Heathrow:**  
50 mins: 3 coaches/hr



Reading Station



**Kennet place**

**The place  
to use connections**

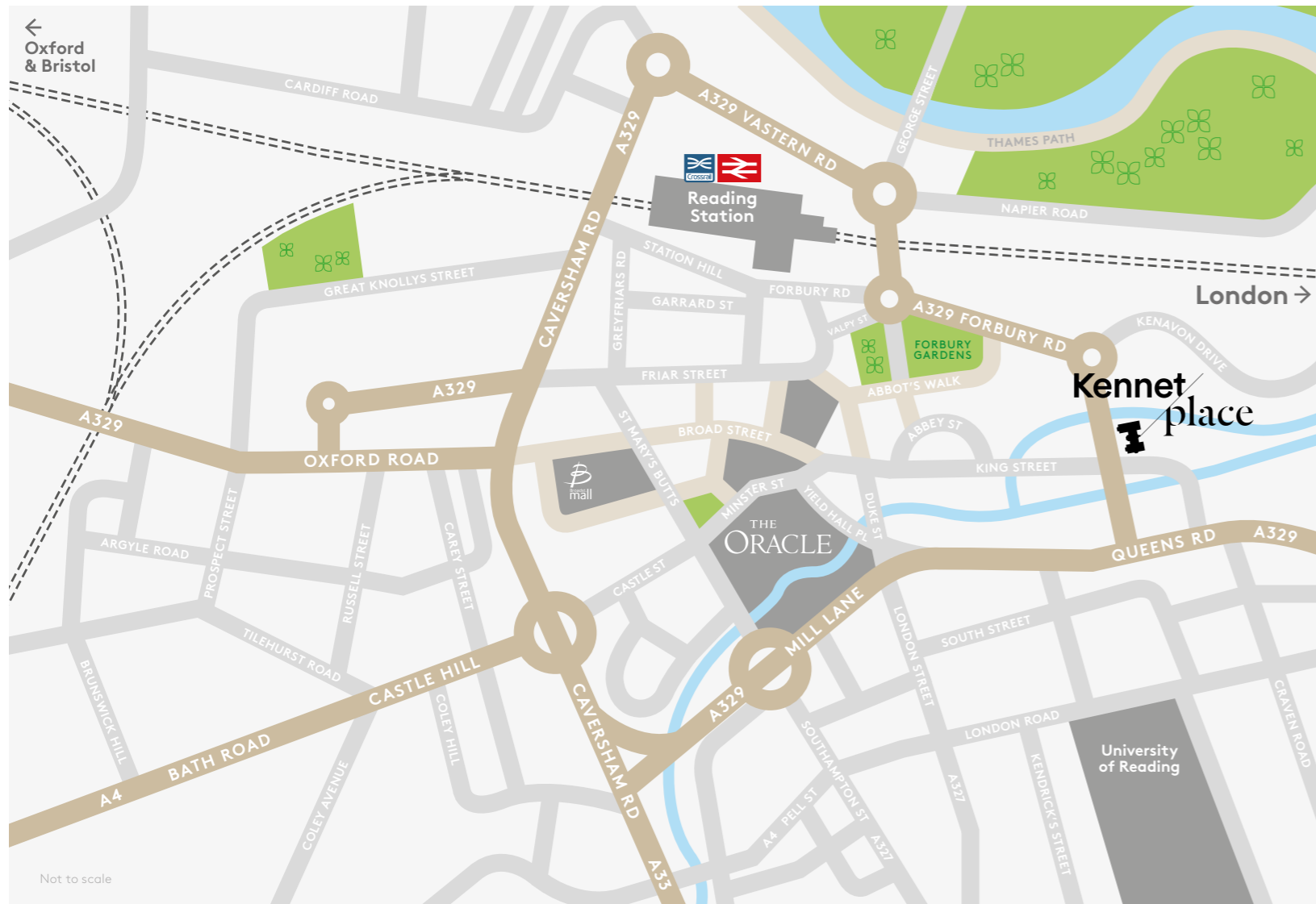
**200 trains a day  
to the capital**



# The place to locate yourself

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Designed and produced by **voyage.**



**M4 J10:** 5.5 miles / **M4 J11:** 3.5 miles / **Heathrow:** 28 miles / **London:** 40 miles





# The place to make contacts

GET IN TOUCH

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.

Leasing Agents:

## **Knight Frank**

Roddy Abram & Alasdair Collins

## **Campbell Gordon**

Duncan Campbell & Jake Booth

Landlord's Advisor:

## **Westcore Europe**

3 Shepherd Street, Mayfair, London UK

Development Manager:

## **Canmoor**

34 Dover Street, London W1S 4NG



**Kennet**  
place