

The White Building, Kings Road

A workplace less ordinary

£16.5m

/ Project value

May 2015

/ The build commenced

February 2017

/ The duration

A workplace with a different perspective, The White Building provides an inspiring office environment in the centre of Reading. Now home to blue-chip occupiers, our £16.5m redevelopment and fit-out project has transformed a stale 1980s structure into a contemporary co-working office building. In less than two years, we delivered 93,145 square feet (NIA) of prime Grade A office accommodation by removing the T-shaped building's central core. This innovative design created the platform for larger, open floorplates on all levels – establishing 23,000 square feet (NIA) of additional overall space as a result.

The Brief

Formerly known as Kings House, Boulton Brooks Real Estate's (BBRE) concept for The White Building centred on the radical conversion of a tired building from the eighties into a modern urban environment where staff and clients feel invigorated and inspired.



"Our Temporary Works solution allowed us to create new, open floorplates that provide flexibility to occupiers"

Rob Joyce
Regional Development Director, GRAHAM

“The team’s successful delivery of the project has transformed the previous building into a unique, modern workplace suited to a wide range of businesses”

Roger James
Boultonbee Brooks Real Estate’s Development Managing Director

The Challenges

One of the most technically challenging aspects of this ambitious redevelopment scheme was the temporary works solution that necessitated approximately 70 tonnes of steel props to support the building’s structure while the central core was removed. Accordingly, we employed a Temporary Works Designer to implement this solution, which was critical to the project’s technical and commercial success. It also allowed us to create new open floorplates that now provide flexibility to The White Building’s occupiers.

GRAHAM’s added value solution

Testament to the success of this project is that in less than 12 months since its completion, only 20% of the floor space is available for let. Our innovative redevelopment and fit-out has reimaged the existing building into a unique, seven-storey workplace suited to a range of businesses. Located in the centre of Reading, works to the BREEAM Excellent rated building involved major structural alterations to the existing concrete structure to facilitate the creation of a new stair and lift core, plus the provision of an open plan floor plate. A full height extension to provide a revamped core, new curtain walling/windows, a roof enclosure and full M&E services throughout the building were also strands of our work programme. Additionally, the delivery of a Category A fit-out was completed. Samples of the vibrancy of our work include replacing suspended ceilings and recessed lighting with exposed services for a more remarkable modern office that offers flexible and virtually column-free floors.

Outputs & Benefits

- / **Transformative Delivery:** Major redevelopment of existing building to provide Category A office space
- / **Complex Works:** Strip out and enabling works, including the removal of the existing core areas and infill of slabs to create additional office area
- / **Innovative Approach:** Removing the T-shaped building’s central core created the platform for larger, open floorplates on all levels – establishing 23,000 square feet (NIA) of additional overall space as a result.
- / **Technical Challenge:** The Temporary Works solution involved around 70 tonnes of steel props to support the building’s structure while the central core was removed
- / **BREEAM:** Excellent Rating



For more information on how we’re delivering lasting impact:

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