

1010



1010

Visitor Parking
P

WHERE

WORKPLACE

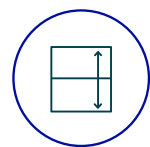
MEETS

FLEXIBILITY

Over 6,000 people work at Winnersh Triangle and we value the experience of everyone. We deliver environments that strengthen connections between people and the places they work, visit and play.



Prominent park location



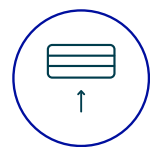
Impressive double height reception



Active chilled beam air conditioning



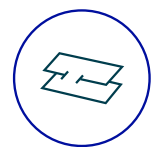
Rated EPC C & BREEAM Very Good



Metal suspended ceilings



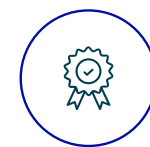
2x13 person passenger lifts



Raised access floors (150mm void)



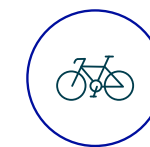
LED lighting



2*Fitwel site



Secure basement parking 1:289 sq ft



Cycle facilities



Showers for active commuters & lunchtime fitness

1010 OFFERS THE PERFECT LOCATION FOR YOUR WORKING ENVIRONMENT



SUSTAINABILITY

AT THE IOIO BUILDING

BREEAM®

fitwelSM

Winnersh Triangle has committed to achieving net zero carbon emissions by 2030 across managed buildings, and by 2050 across the whole portfolio, certified with the Science Based Targets initiative. Winnersh Triangle has invested significantly into efficiency, biodiversity and resilience of the estate in order to meet our sustainability goals.

The IOIO building is BREEAM rated 'Very Good'. The building produces 22% less carbon emissions than a standard office building.

We have also created sustainable bio-diverse improvements across the Park, using native planting, introducing bees hives to promote pollination and nesting boxes for birds, bats and hedgehogs around the buildings to encourage wildlife.

Winnersh Triangle Business Park actively looks to collaborate with occupiers who have made their own carbon reduction commitment.



Surrounding amenities and access to sustainable transport options



Natural daylight



Smart, automatic, sub-metering so energy consumption can be tracked



BREEAM in use rated 'Very Good'.



5,000 neighbouring bees producing Winnersh Triangle honey



ISO14001 accredited (Environmental Management System)



Water efficiency fixtures



In one month alone, avoided emissions from the solar PV, represents the equivalent of planting 813 trees



129kWp rooftop solar PV, powering the common areas



LED lights throughout



Target EPC C



Highly efficient reversible ground source heat and cooling pump

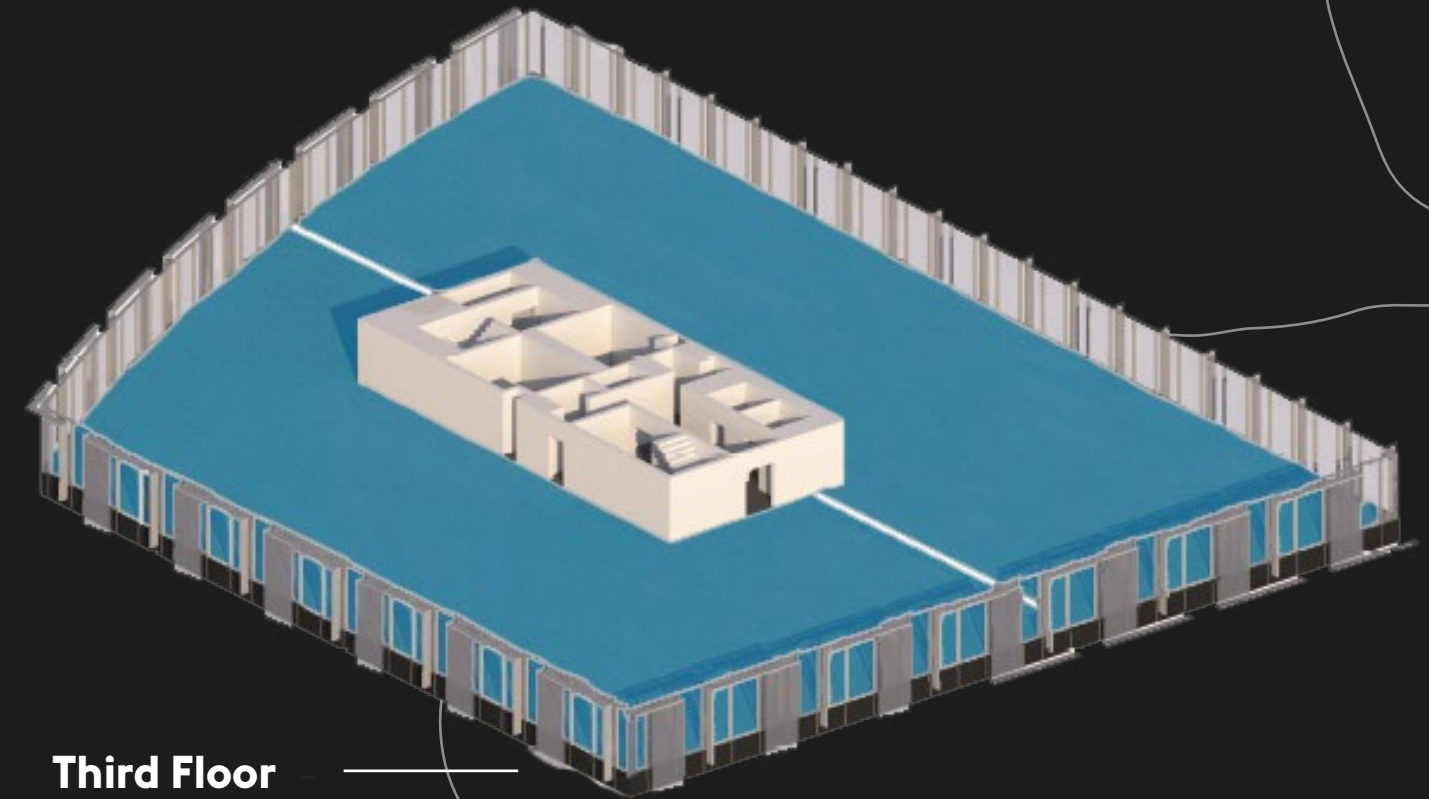
FLOORPLANS

Building IOIO has been designed to accommodate multiple occupiers. The generous floor to ceiling height and open floor plates provides an abundance of natural light throughout the workspace.

ACCOMMODATION SCHEDULE

AREA	SQ FT*	AVAILABILITY
Third floor	18,964	Available now
Second floor	LET	
First floor	LET	
Ground floor	Please see next page	
TOTAL	18,964	

*Plans not to scale. Indicative only.
*Net internal area.



Third Floor

GROUND FLOOR

IOIO ground floor suites have been designed for growing companies to enjoy a sociable space. Collaborative spaces have been created in the reception area and there is also access to your own outdoor terrace.

ACCOMMODATION SCHEDULE

AREA	SQ FT*	AVAILABILITY
Suite 1	3,291	Available now
Suite 2	4,878	Available now
Suite 3	4,741	Available now
Suite 4	3,395	Available now
TOTAL	16,305	

*Plans not to scale. Indicative only.
*Net internal area.





Indicative fit-out



Indicative fit-out

WHERE COLLABORATION MEETS COMMUNITY



A DIVERSE BUSINESS MIX





**BUSINESS
CAFES
CONNECTIONS
EVENTS
FITNESS
FLEXIBLE SPACE
HOTELS**

**CYCLING
NATURE
RESTAURANTS
STREET FOOD
SPORTS
WELLBEING**



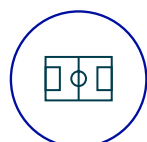
The Exchange
Café | Meeting
rooms | Co-working



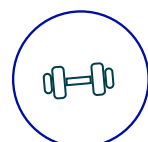
470 social
events a
year



Gather &
Gather cafés



New wellness
centre & All
weather pitch



New state of
the art gym



Pop up
shops



Horticultural
events



Boules
pitch



Monthly
newsletter



Park wide
wifi



Park & Ride



New social
groups, classes
and activities

WHERE WORKPLACE MEETS WELLBEING

Building IOIO is located in the heart of Winnersh Triangle's main amenity hub and close to Winnersh Triangle train station.



Your Community

Gather & Gather Café

Sports and wellness centre

Winnersh Meadows
Outdoor seating,
orchards &
outdoor gym

Move HQ
gym

Gather & Gather
Café, pétanque
& event space

EV
charging
points

Children's
day nursery

Winnersh Triangle
train station with
frequent Central
London connections



Cycling
routes to
Twyford

Dinton
Pastures
Country Park

A329, 2 min
drive to
Junction 10
of M4

EV
charging
points

Street
food &
pop-ups

The
Piazza

Gather & Gather
Café & The Exchange
co-working space

EV
charging
points

Solar
panels

Bike hire

Crowne Plaza
Hotel with spa,
gym, pool, bar
& restaurant

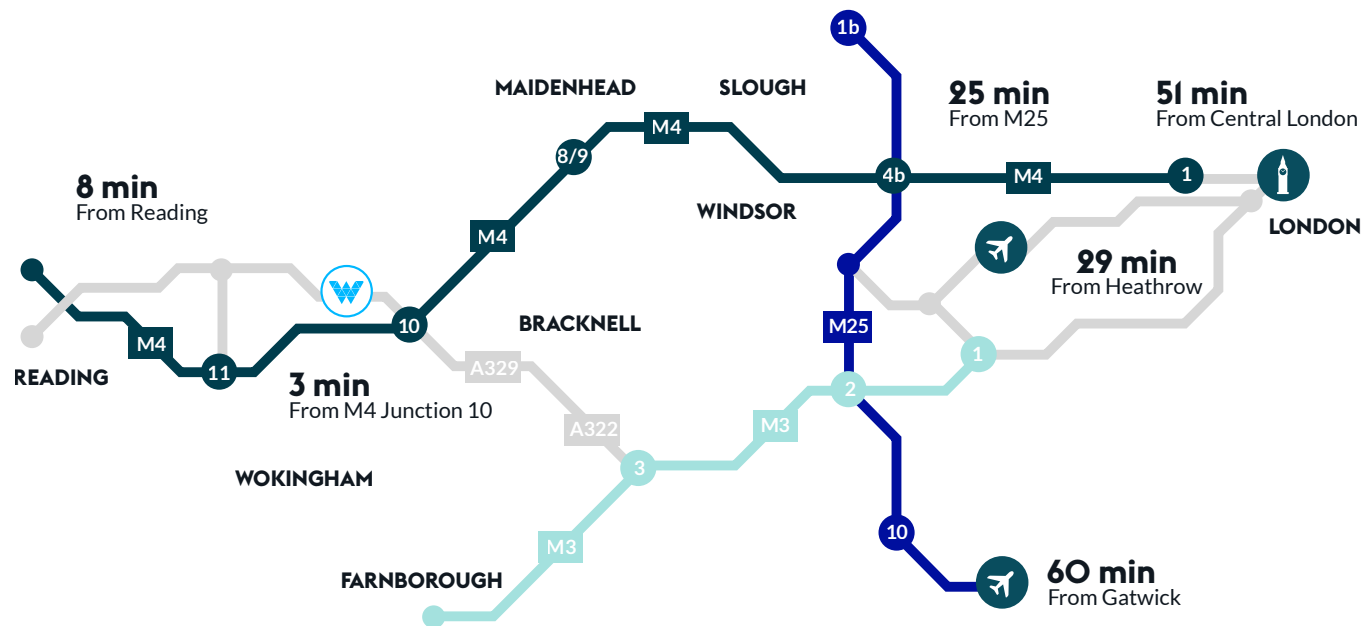
New Park & Ride
with 500 pay &
display spaces,
(Q3 2022)

WHERE ROAD MEETS RAIL

When it comes to transport connections, Winnersh Triangle is hard to beat.

The park has its own dedicated train station just a 3 minute walk from the Piazza. Providing direct and frequent rail services to Central London and Reading running every 30 minutes. A Park and Ride scheme operates from the station providing a service to central Reading, departing every 15 minutes.

SAT NAV: RG41 5TS



Onsite

Train station



Parking

Ample onsite, secure car parking



3 Mins

Drive from M4 Junction 10



8 Mins

Train journey to Reading Station (connections to Paddington every 10 minutes)



12 Mins

Park & Ride to Reading



15 Mins

Drive to Twyford station (Crossrail)



30 Mins

Drive to Heathrow Airport



2022

New arrival experience from Train Station

1010

Contacts

Letting agents



Rhodri Shaw
07768 448211
rhodri.shaw@hollishockley.co.uk

Chris Barrs
07779 010839
chris.barrs@hollishockley.co.uk

Alice Hilliard
07557 280885
alice.hilliard@hollishockley.co.uk



Matt Wilcock
07920 117257
matt.wilcock@cbre.com

Marianne Thomas
07771 513118
marianne.thomas@cbre.com

Jessica Bodie
07500 977451
jessica.bodie@cbre.com

Asset management



Frasers Property's commitment is to deliver enriching and memorable experiences for our customers and stakeholders across the integrated portfolio and services we provide. We have businesses in Singapore, Australia, Europe, China and Southeast Asia, and a hospitality footprint spanning over 80 cities.

Frasers Property
Building 1000, Eskdale Road,
Winnersh Triangle,
RG41 5TS

winnershtriangle.co.uk

Misrepresentation Act 1967: At the time of printing the contents of this brochure were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. May 2023.

Designed by UNDERSSCORE.CO.UK



WINNERSH TRIANGLE