

WINNERSHTRIANGLE

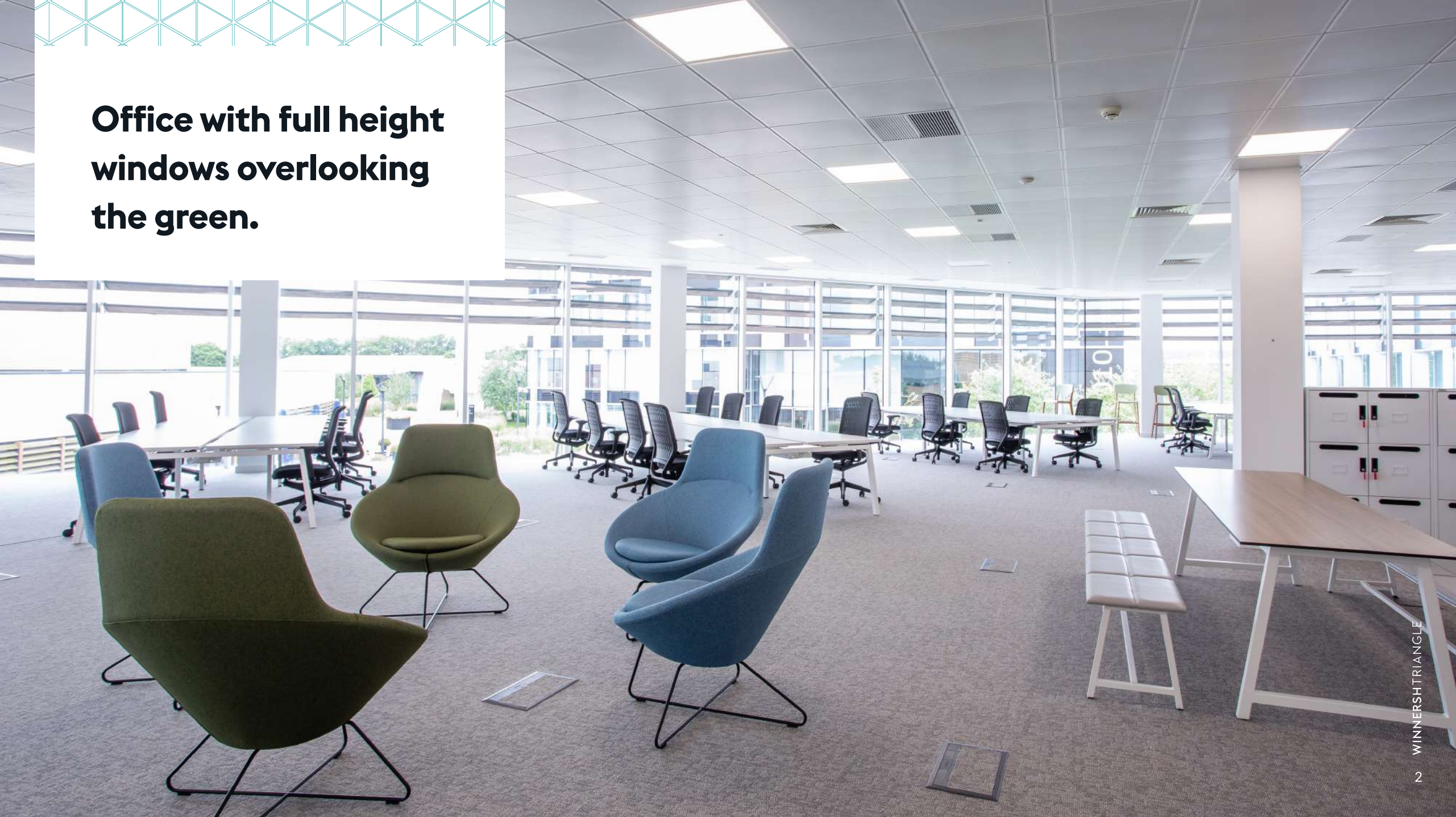
Building 10000

To let
Office unit

4,777 sq ft
RG41 5TS



**Office with full height
windows overlooking
the green.**



WELCOME TO GREAT SPACE

Building 1000 is a first floor office set within an impressive landscaped environment with views over the green and the Winnersh Triangle amenities and train station. Occupiers benefit from fantastic road connections, offering easy access to the M4.

BUILDING 1000

FIRST FLOOR

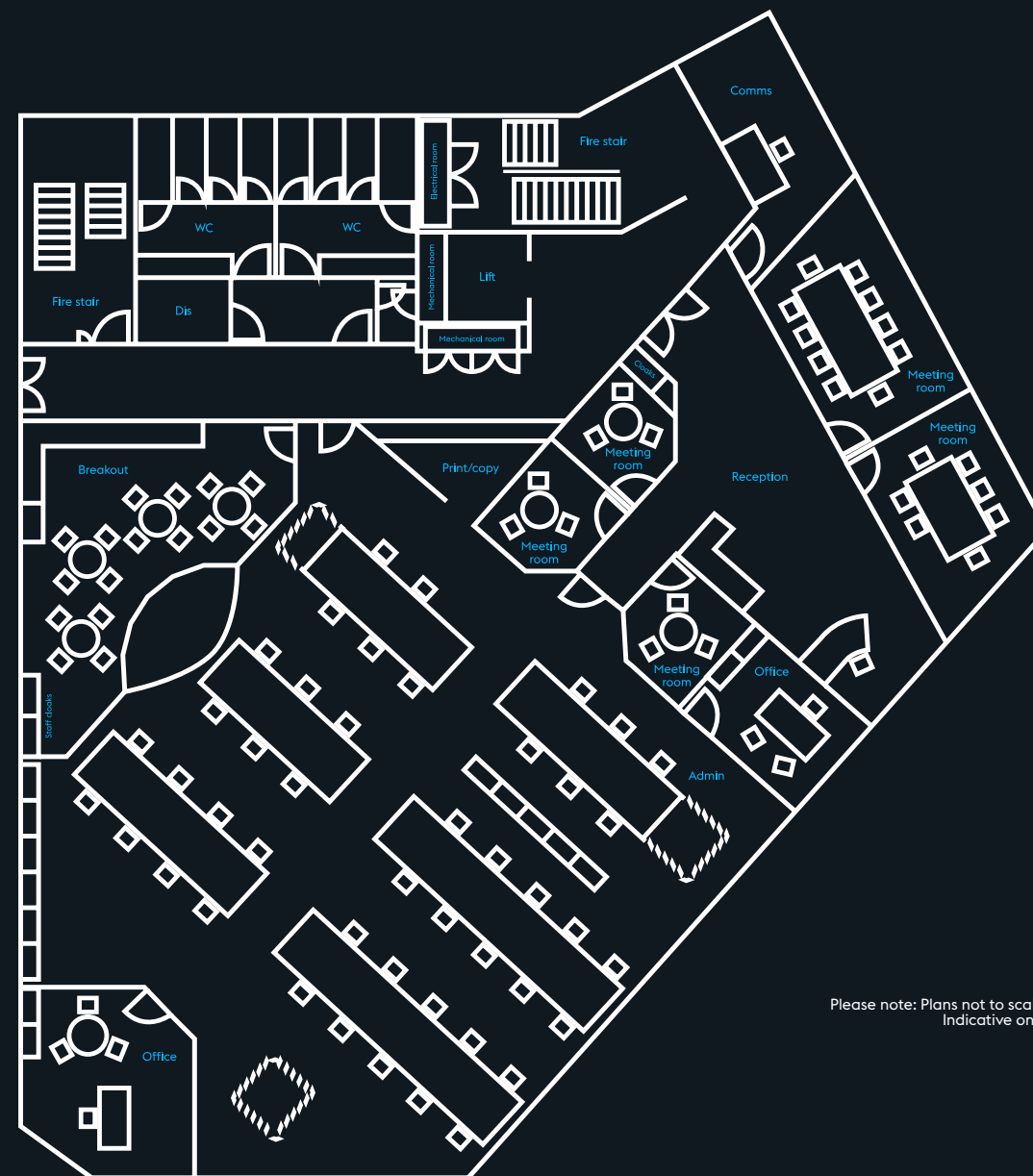
SQ FT

4,777

SQ M

444

First floor



Please note: Plans not to scale.
Indicative only.

WELCOME TO QUALITY



18 dedicated car parking spaces in undercover basement



24/7 access and use



LED lighting



Target EPC B



Glazing separating meeting rooms and small offices



Kitchen and break out space



Floor to ceiling windows with views over green



First floor offices above cafe and The Exchange



Full raised access floor & suspended ceiling



Features on the park include:

- ⚡ Electric vehicle charging
- 🏠 Bio-diversity areas
- ☀️ Solar panels
- 📶 Wifi in all common areas

The Court & The Cabin wellness centre

Gather & Gather Café

Move HQ gym

Winnersh Meadows

Cycle hub

Street food & pop-ups

Gather & Gather Café, pétanque & event space

Charging points

Children's day nursery

Winnersh Triangle train station with frequent central London connections



Cycling routes to Twyford

Dinton Pastures Country Park

A239, 2 min drive to Junction 10 of M4

Winnersh Film Studios

Charging points

Winnersh Film Studios

The Green

Gather & Gather Café & The Exchange co-working space

Charging points

Bike hire

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

New Park & Ride

WELCOME TO WELLBEING

There's more to life than work, which is why we have created spaces to give your wellbeing a boost as well as your career.

We believe a positive work life balance leads to increased productivity, lower absenteeism and a happier workforce.



ON-SITE EVENTS:



Monthly street food



Pop-up shops & markets



Seasonal socials



Horticultural workshops



Charity fundraisers



Fitness classes

AMENITIES INCLUDE:



4 star hotel and Gym&spa



Restaurant

WH Smith

Convenience store

ryde

Ryde hire bikes

GATHER & GATHER

Three G&G cafes: 1000, 1180 & 210



25 acres of parkland

MOVEHQ

Performance gym

The Exchange

Co-working space



Nursery



The Court & The Cabin, wellness centre

WELCOME TO CONNECTIONS

When it comes to transport connections, Winnersh Triangle is hard to better. The Park has its own dedicated rail station, 'Winnersh Triangle', just a three minute walk from the Piazza, providing direct and frequent rail services to Central London and Reading, with trains running every 30 minutes.

Our buildings buzz with the cutting-edge businesses that gather in the Thames Valley, and international companies enjoy the close-proximity to Heathrow and speedy access to central London.



BY RAIL:

On site train station
8 mins from Reading
36 mins from Paddington
60 stations in 60 minutes
15 mins drive from Crossrail at Twyford Station
2021: new station arrival experience



BY ROAD:

8 mins from Reading
51 mins from Central London
Ample secure onsite car parking
2 mins drive from M4 junction 10



BY AIR:

30 mins from Heathrow
30 mins from Gatwick



BY BUS:

12 mins from Reading via park & ride
Regular local services via Reading Buses

1 HOUR DRIVE
TIME - ACCESS
TO 533,000
PEOPLE

Winnersh Triangle

RETHINKING SUSTAINABILITY

Winnersh Triangle is one of the UK's first business parks to achieve the International accreditation Fitwel, achieving 2* and a 4* GRESB ranking.

Winnersh Triangle is proud to be targeting net zero carbon by 2030, aligned with certification scheme Science Based Targets. This will be achieved through energy efficient measures, 100% renewable energy in landlord controlled areas and solar PV installation.



2* Fitwel accreditation for health and wellbeing



100% renewable energy in all landlord controlled areas



Park wide waste policy



Nature trail upgrades for occupiers and the local community



Over 19,000 sq ft of solar panels installed across various buildings



EV charging points



Bird boxes, bug hotels & beehives



Cycling and end of trip facilities for active commuters



On track to achieve net zero carbon by 2030

GET IN TOUCH

If you're interested in joining a business community in high quality office space, amongst an abundance of amenities and events, please contact one of the team today:

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Fraser's 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.

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WINNERSHTRIANGLE.CO.UK

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