

415

To let
Warehouse & business unit

16,139 sq ft
With a large yard
& 2 loading doors

Unit 415 provides high quality office and warehouse space which has recently been refurbished.

The accommodation sits within an impressive landscaped environment, the Winnersh Triangle amenities and train station.

Occupiers benefit from fantastic road connections, offering easy access to the M4.

For
better
business

Winnersh
Triangle

415

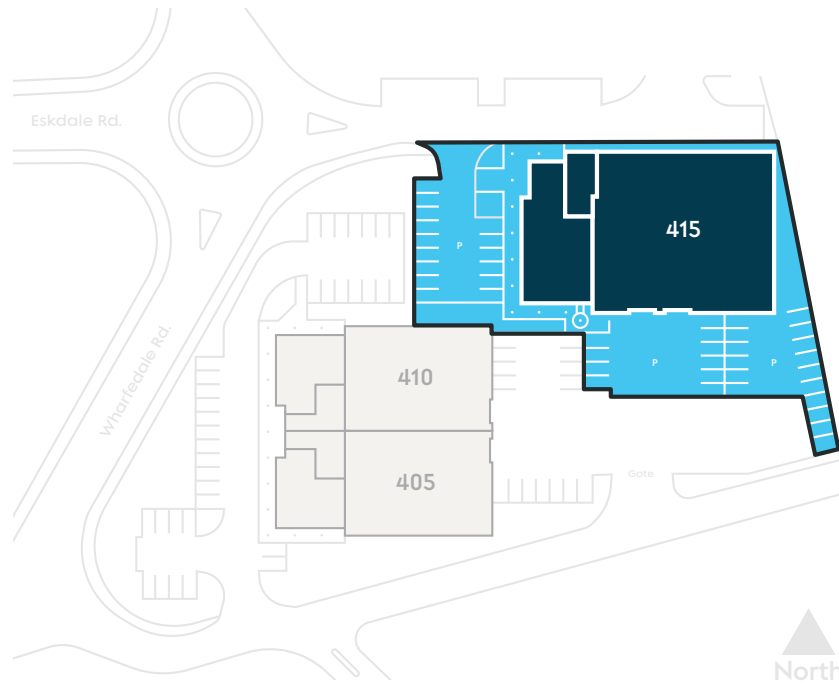
To Let
16,139 sq ft



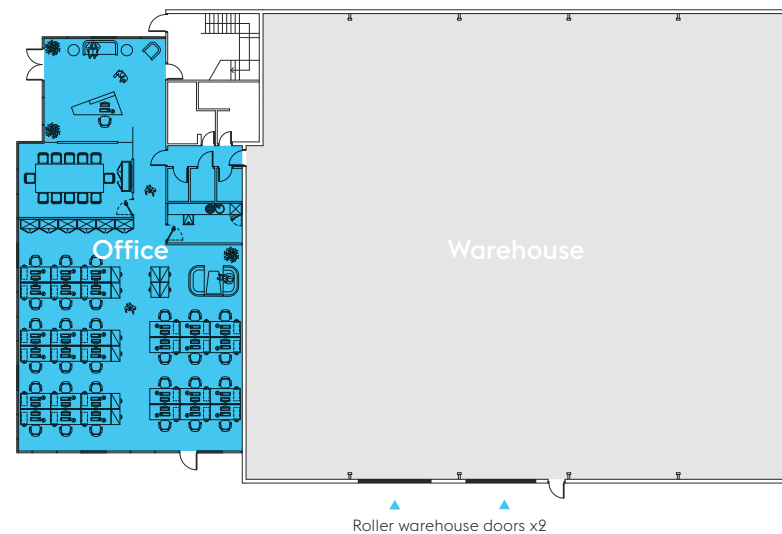
Siteplans



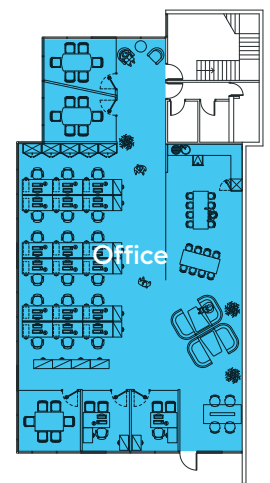
► Demise plan



► Ground floor



► First floor



Gross external area

	sq ft	sq m
Warehouse	9,622	893
Ground floor office/ancillary	3,259	303
First floor office/ancillary	3,259	303
Total available	16,139	1,499

Please note: Office space plan is for illustrative purposes only.

Specifications

Office



Suspended ceilings and LED lighting



Fully fitted ground and first floor offices at front of unit



Ground and first floor WCs



Full height glazing providing excellent natural light



41 dedicated car parking spaces



Full open plan layout



Air Conditioning



EPC Rating TBC



Specifications

Warehouse



High level
lighting



Clear height of 6.0m



Electric loading doors



3 phase electricity supply



Excellent natural light



41 dedicated car
parking spaces



Gas supply



Secure yard



Current power supply: 200 Kva
Potential to increase to: 850Kva



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

M4

For
better
connections

415

A329

Station

Park &
Ride

2

minutes walk to
Winnersh Triangle
Station

2

minutes to M4
via car

7

minutes Reading
Station via train

12

minutes to Reading
via bus

15

minutes drive to
Twyford Station
(Crossrail)

50

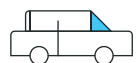
minutes drive to
Heathrow Airport



Connections



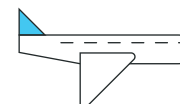
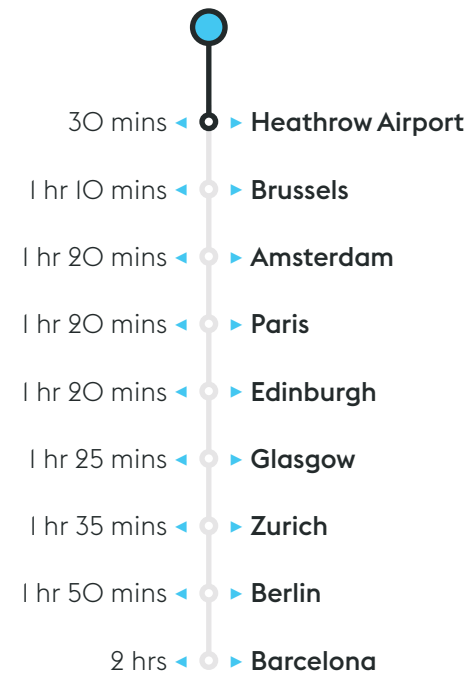
Road



Rail



Air



People

Other occupiers in the science & technology zone include



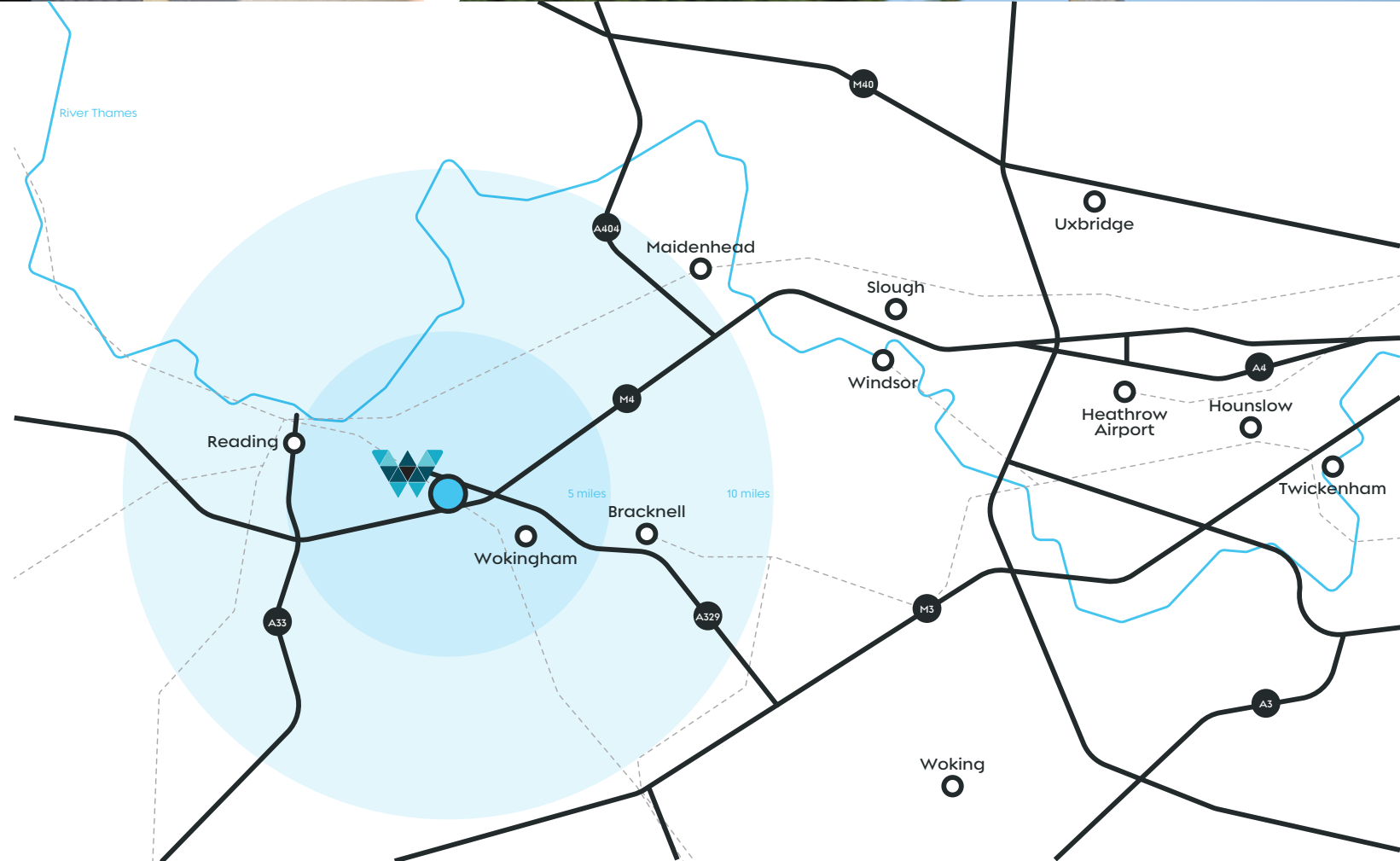
Location



Our buildings buzz with the cutting-edge businesses that gather in the Thames Valley, along with the international companies that take advantage of Winnersh Park's proximity to Heathrow.

All the transport connections at Winnersh Triangle are second to none. Getting in and out of the Park is easy with our own slip road onto the A329 (M) providing fast access to Junction 10 of the M4.

Winnersh Triangle Train Station is just a short walk away connecting you to Reading and Central London.





For
better
balance

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.

Amenities



Gym and spa



4 star hotel



Bar and restaurants



Pop-up events



Cafe



Cinema



Convenience store



Nursery



Amenities



For better futures

For more information on the exceptional opportunities at Winnersh Triangle please give us a call or visit our website.

www.winnershtriangle.co.uk

Sat Nav: RG41 5RA



Contact

Fraser's Property

Building 1000
Eskdale Road
Winnersh Triangle
RG41 5TU

Agents

Shaun Rogerson

0207 087 5307
shaun.rogerson@eu.jll.com

Phoebe Farrell

0207 399 5951
phoebe.farrell@eu.jll.com

Charlie Nicholson

0118 909 7419
cnicholson@vailwilliams.com

Patrick Pringle

0118 909 7478
ppringle@vailwilliams.com



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.

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. June 2020.

