

WINNERSHTRIANGLE

# Building



**To let**  
**Office unit**

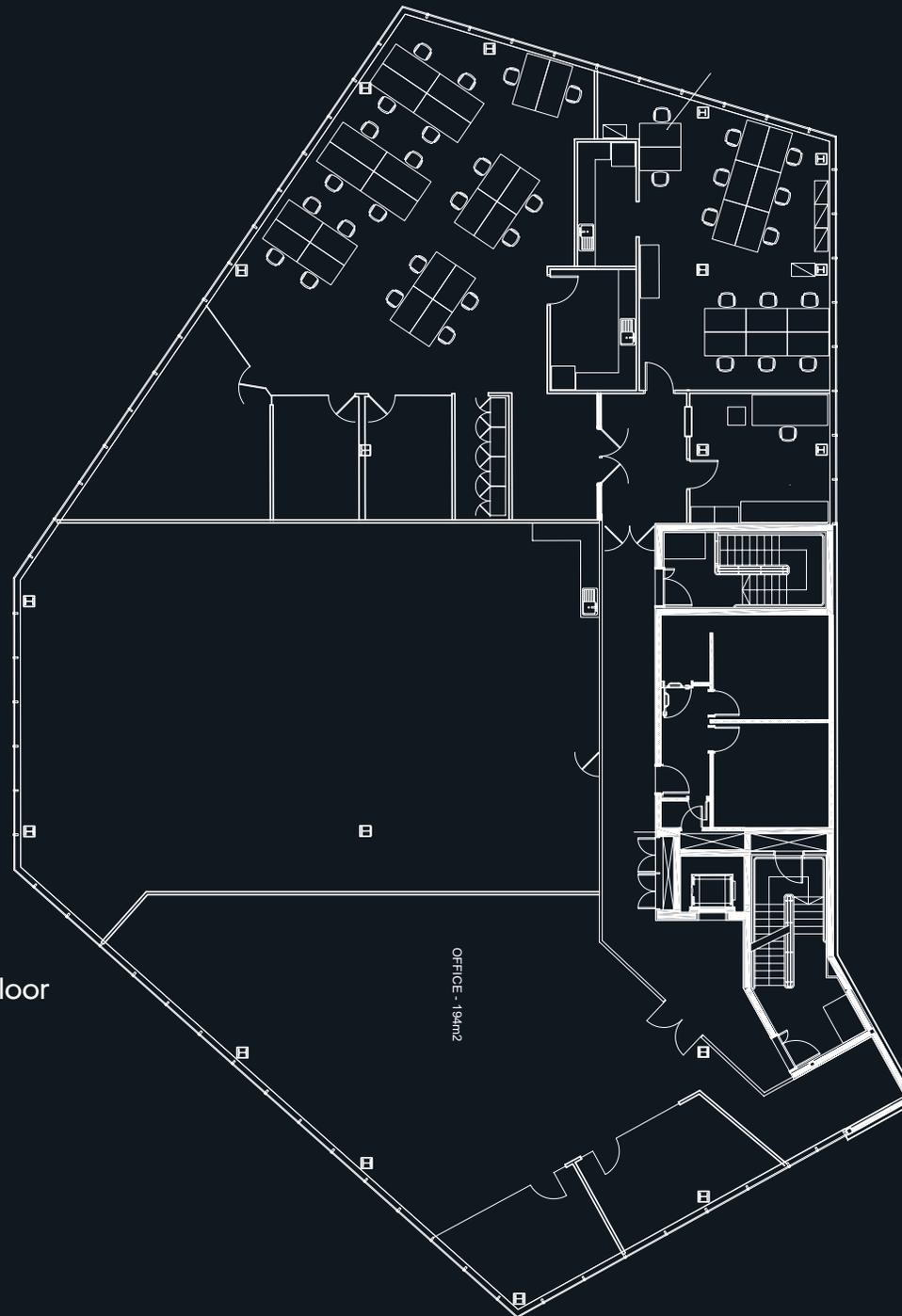
2,088 sq ft  
RG41 5TS



# 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.

First floor



Please note: Plans not to scale.  
Indicative only.

**BUILDING 1000**

**SQ FT**

**SQ M**

**FIRST FLOOR**

2,088

194

# 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



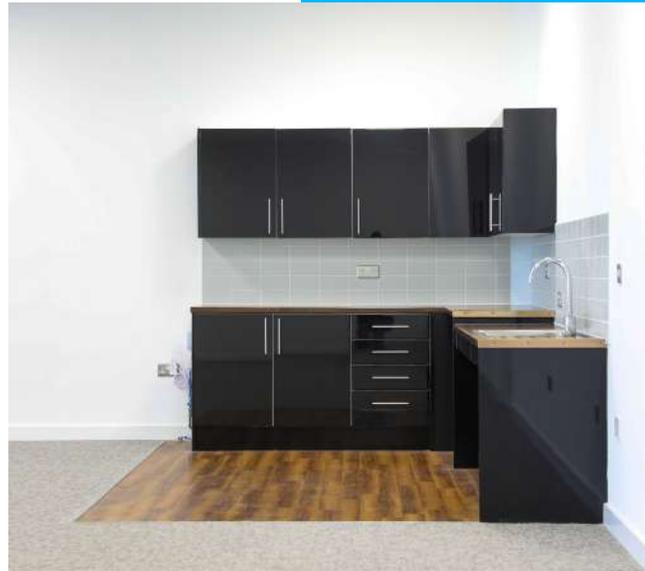
Floor to ceiling windows with views over green



First floor offices above cafe and The Exchange



Full raised access floor & suspended ceiling



# Your Community

Gather & Gather Café

Sport 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

Park & Ride with 500 pay & display spaces

# 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.



**EXCLUSIVE 40% CORPORATE DISCOUNT AT MOVE HQ FOR WINNERSH TRIANGLE OCCUPIERS**



## 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 cafés: 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.



1 HOUR DRIVE  
TIME - ACCESS  
TO 533,000  
PEOPLE



## 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

Winnersh Triangle

# RETHINKING SUSTAINABILITY

Winnersh Triangle is one of the UK's first business parks to achieve the International accreditation Fitwel, achieving 3\* and a 4\* GRESB ranking.

Winnersh Triangle is proud to be targeting net zero carbon by 2050, 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.



4\* GRESB ranking



3\* 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 2050

# 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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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.

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[WINNERSHTRIANGLE.CO.UK](http://WINNERSHTRIANGLE.CO.UK)

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