

230

Self-contained hybrid building

24,694 sq ft
CAT A office space
RG41 5RA

winnershtriangle.co.uk

CREATIVES

SCIENTISTS

PROFESSIONALS

ENGINEERS

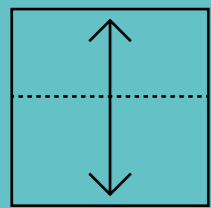
YOUR BUSINESS

230

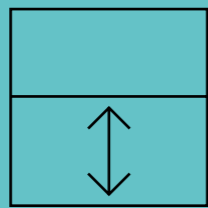
A diagram on a teal background. On the left, five categories of professionals are listed vertically in bold black text: CREATIVES, SCIENTISTS, PROFESSIONALS, ENGINEERS, and YOUR BUSINESS. On the right, the number 230 is displayed in a large, bold, black serif font. Five thin white lines radiate from the left side of the number 230, pointing towards each of the five categories of professionals.

Located in the heart of Winnersh Triangle, 230 is a self-contained, two-storey hybrid building. Suitable for office, high-tech or laboratory use, this building is fully flexible and available immediately.

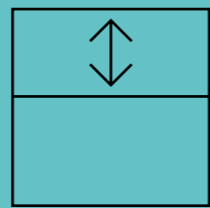




Double height reception



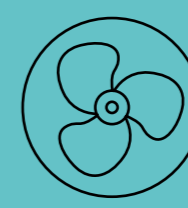
Ground floor slab to slab 4.64m



First floor floor to ceiling 2.65m



LED lighting



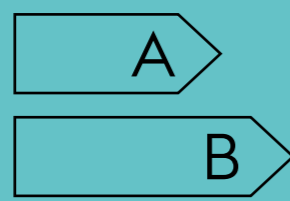
New VRF heating and cooling system



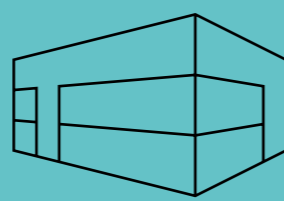
Smart metering



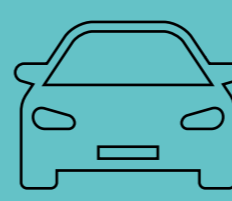
BREEAM In Use 'Very Good' 2024 target



EPC 'B'



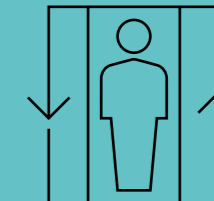
Self-contained building



Generous parking ratio of 1:195 sq ft (125 spaces)

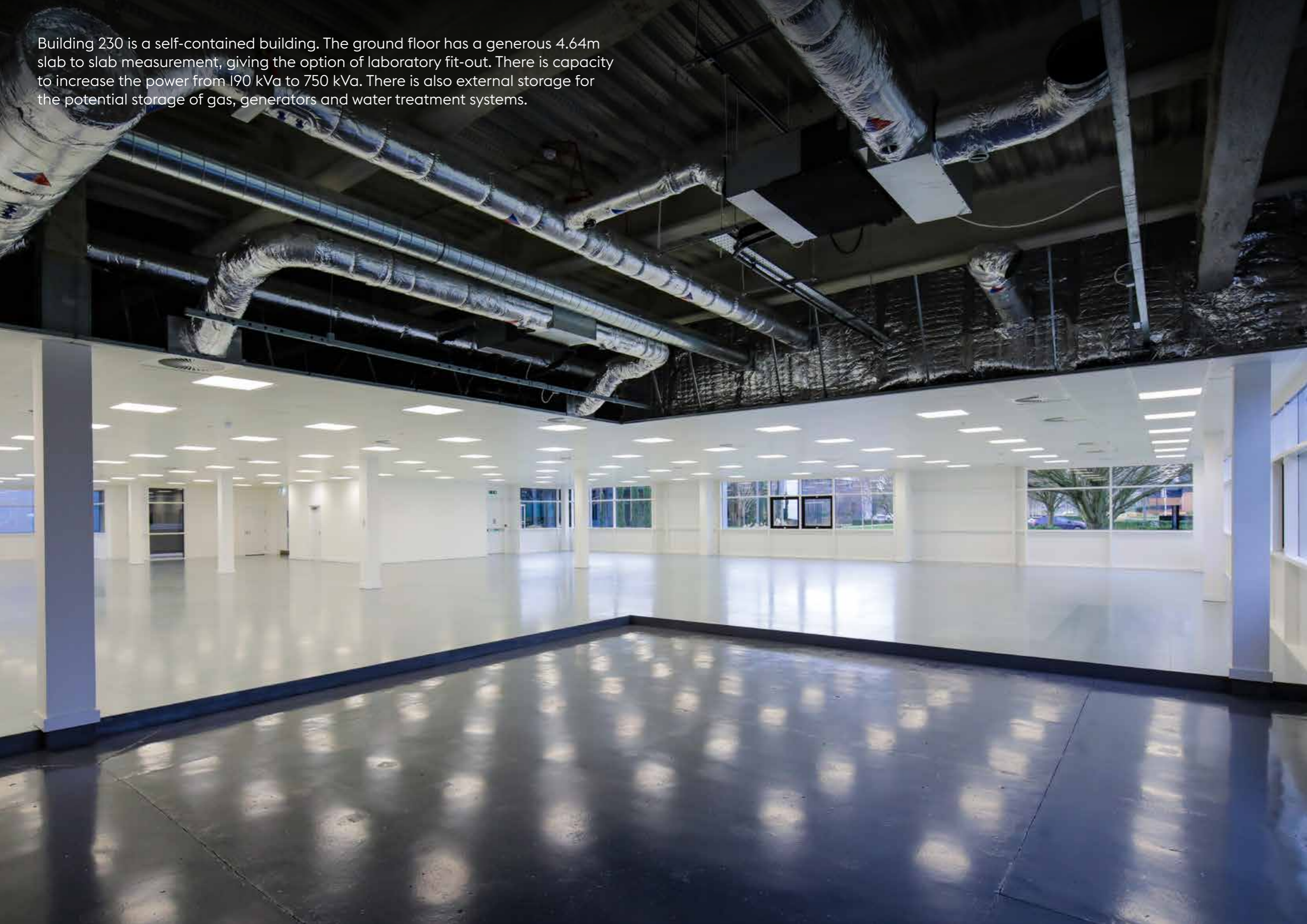


Shower facilities



Refurbished passenger lift

Building 230 is a self-contained building. The ground floor has a generous 4.64m slab to slab measurement, giving the option of laboratory fit-out. There is capacity to increase the power from 190 kVa to 750 kVa. There is also external storage for the potential storage of gas, generators and water treatment systems.





PASSION FOR SUSTAINABILITY



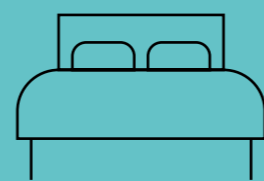
100% use of renewable electricity in managed areas



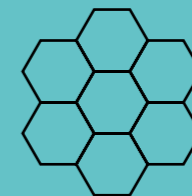
ISO 14001 accredited (Environmental Management System)



GRESB 5-star ranking by 2025



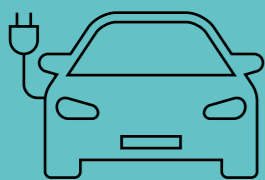
Three hotels within three minutes



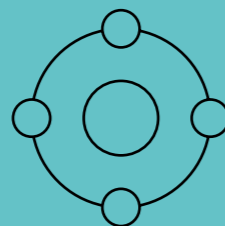
Wildlife enhancement programme bat and bird boxes, beehives and hedgehog houses



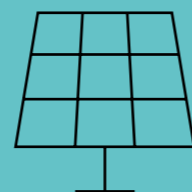
Horticultural and biodiversity workshops



Three EV charging points



Net zero carbon by 2050



Rooftop solar PV roll-out programme



Secure cycle parking for active commuters



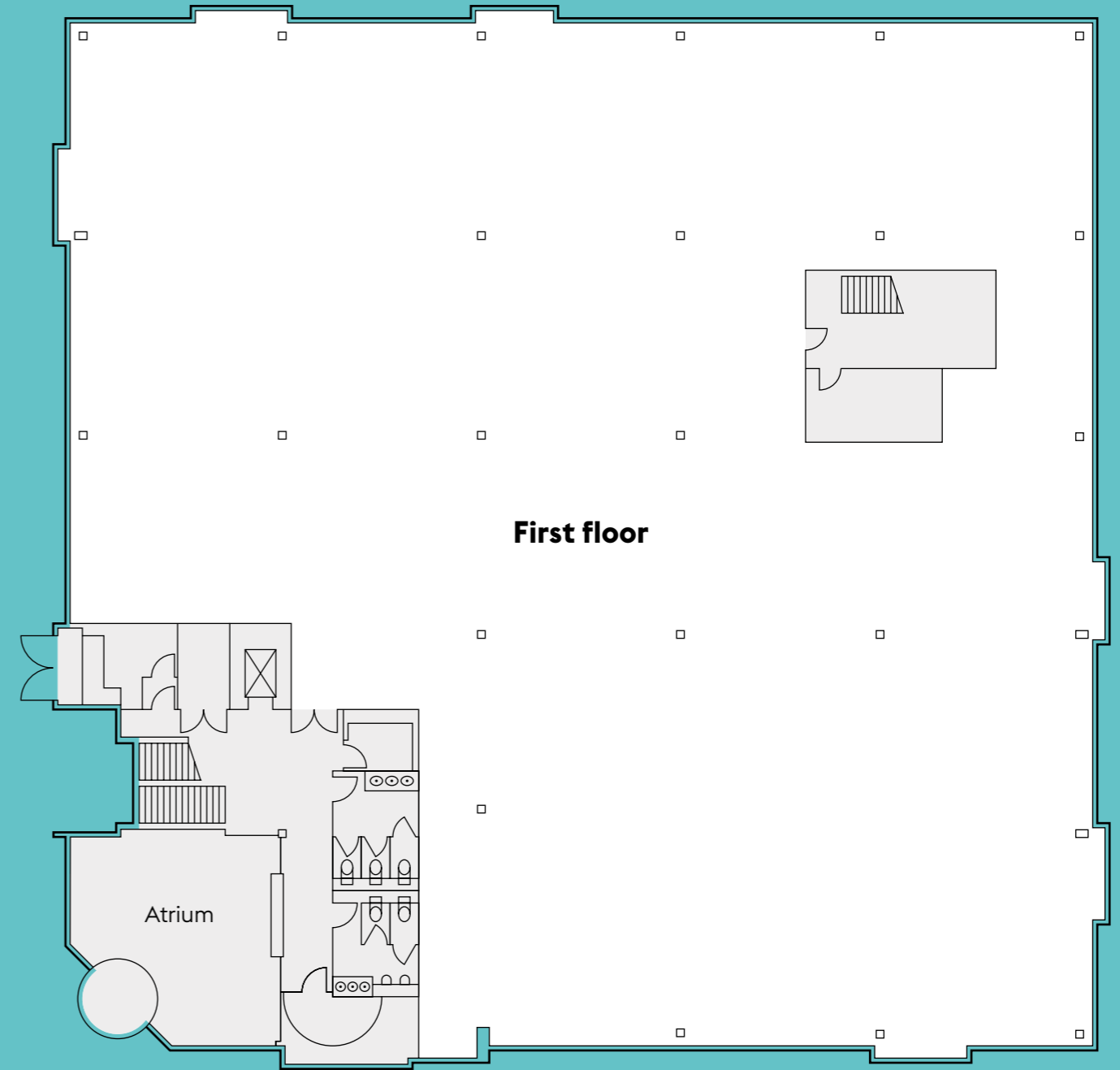
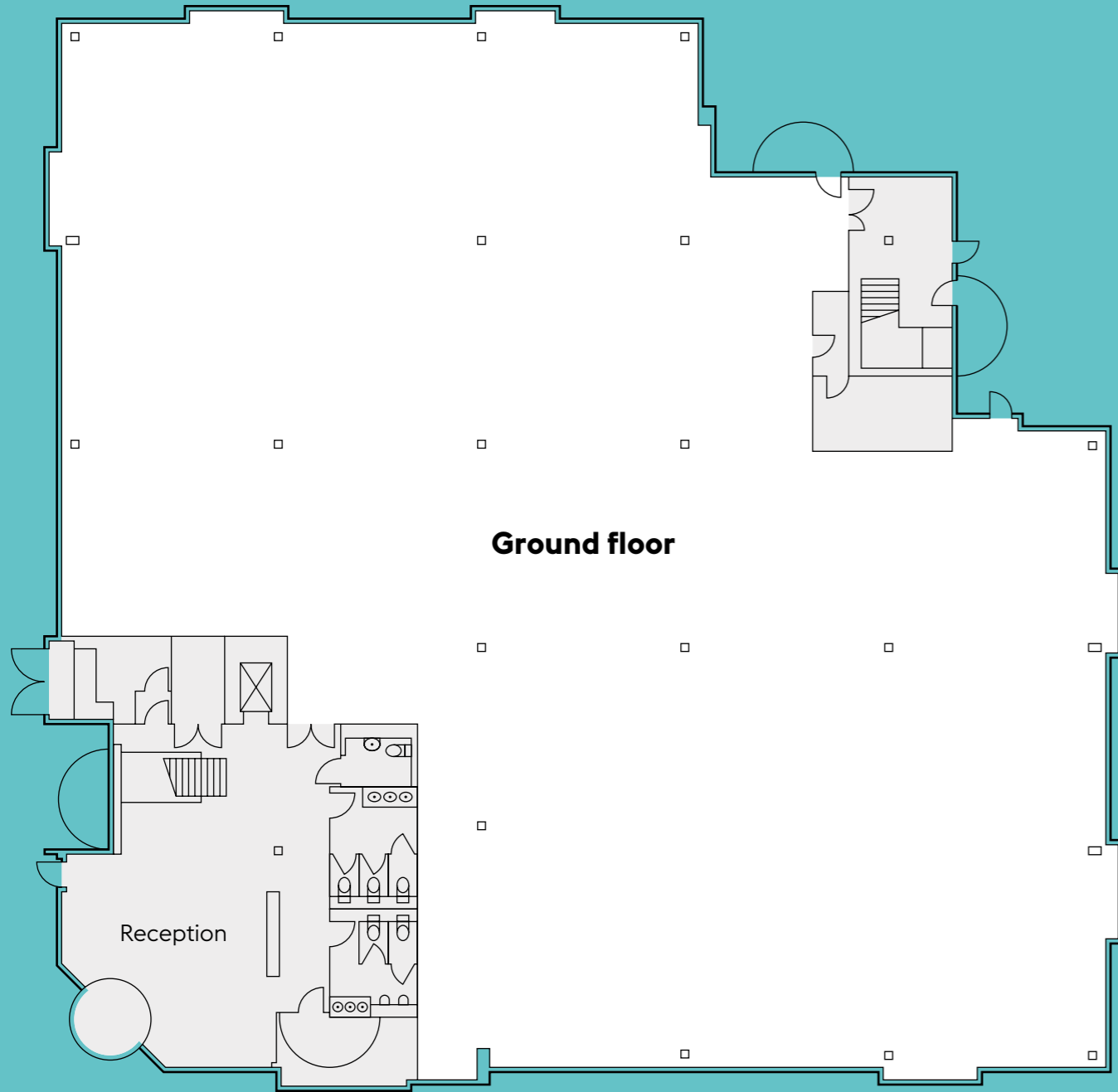
Continuous landscape upgrades and improvements



Park wide waste policy and recycling facilities

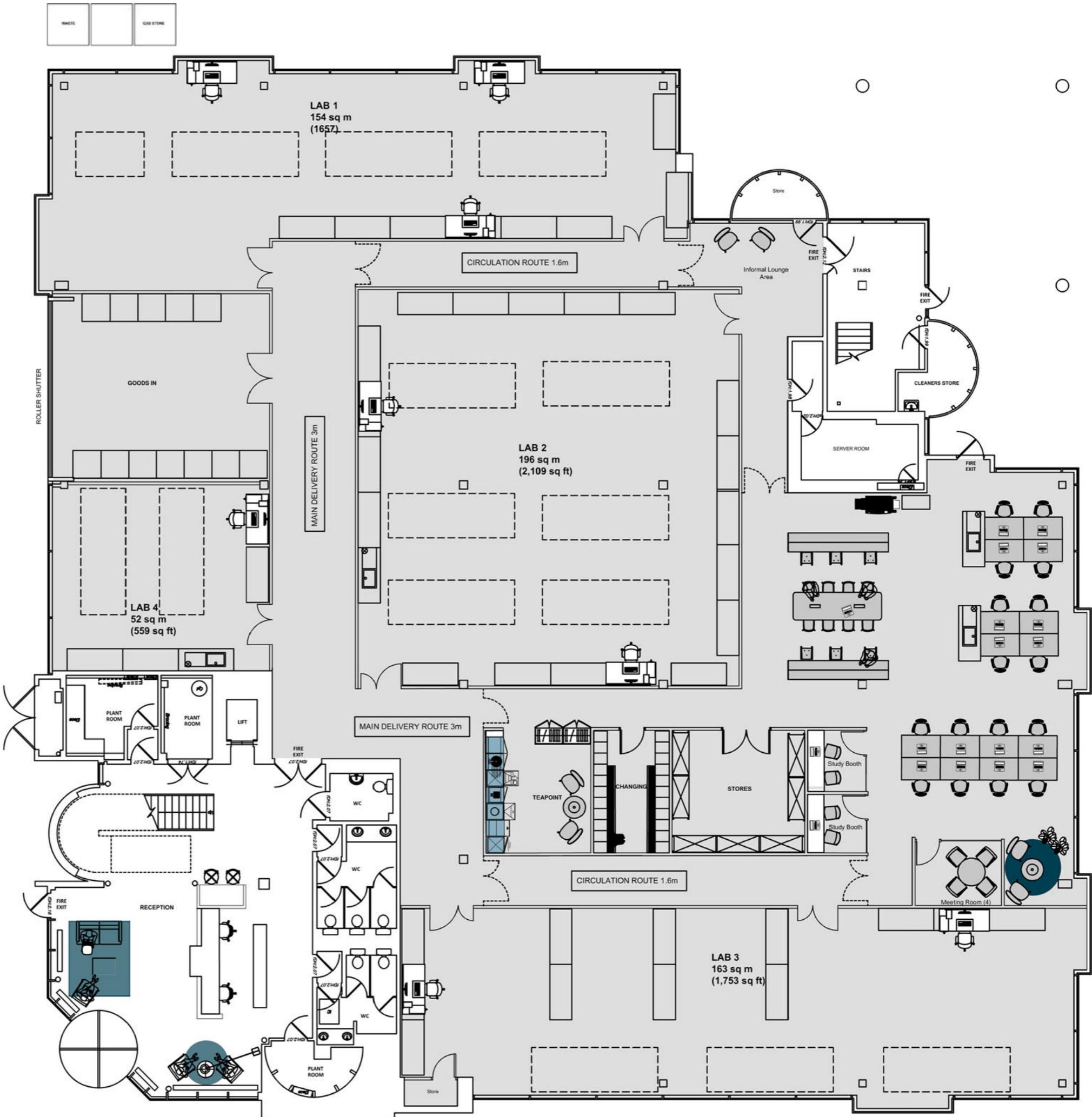
YOUR SPACE

Building 230 has been designed for a single occupier. With generous floor to ceiling height on the ground floor the building lends itself well to a high-tech occupier.



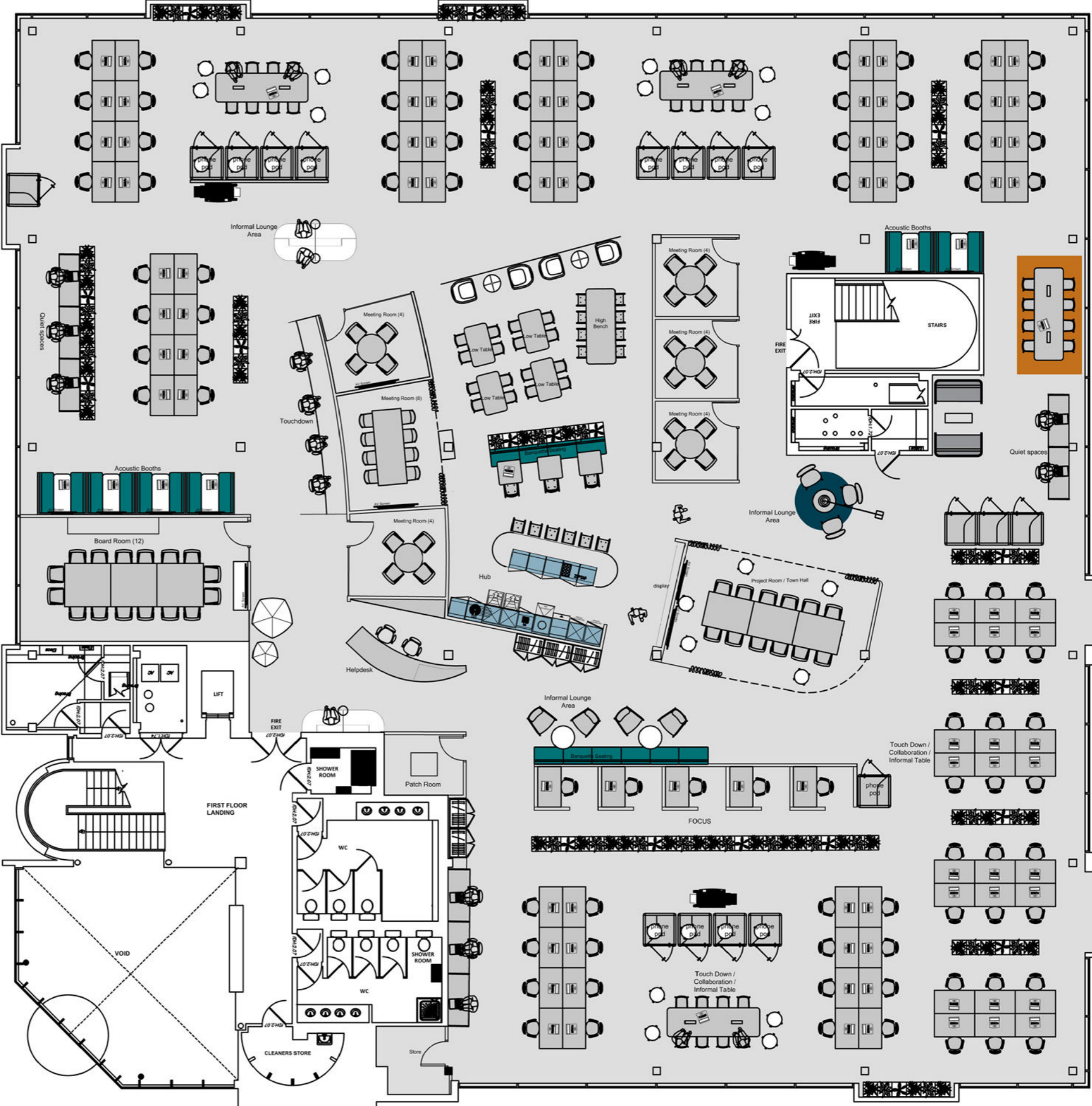
| Floor | sq ft | sq m |
|--------------|---------------|--------------|
| First floor | 12,401 | 1,152 |
| Ground floor | 11,213 | 1,042 |
| Reception | 1,080 | 100 |
| Total | 24,694 | 2,294 |

LAB OPTIONS



Indicative ground floor space plans

OFFICE OPTIONS



Indicative first floor space plans



HUB FOR KNOWLEDGE

“Winnersh was one of the few business parks to offer offices and manufacturing facilities.”
Johan du Plessis, tepeo Founder & CEO



tepeo



Jacobs



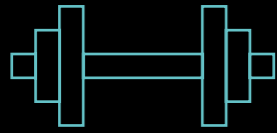
Rockwell Collins



Atos



OUTSTANDING AMENITIES



Move HQ
gym and elite sports performance centre



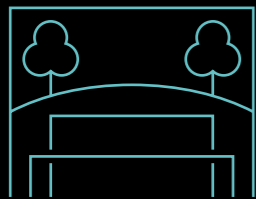
Park in your Pocket
dedicated park app just for occupiers, loaded with the latest news and events



The Exchange

The Exchange
café, meeting rooms and co-working facility

5 on-site cafés
meet and eat, with healthy food options



Outdoor meeting room
for a change of scenery



Toad Hall Children's Nursery
high quality, convenient childcare



Boules pitch
outdoor deckchairs, chess, table tennis and games

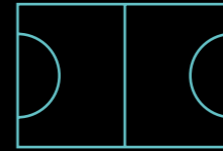


Dinton Pastures Country Park
350 acres of woodland, meadow and lakes

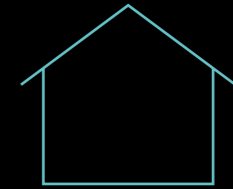




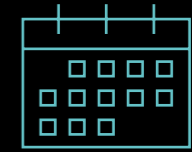
WORK & WELLBEING



The Court
all-weather sports pitch



The Cabin
wellness centre



FITWEL 3-star
accreditation for health and wellbeing

957 park events
a year



90 acres of outdoor space
for activity



Pop-up
street food and shops



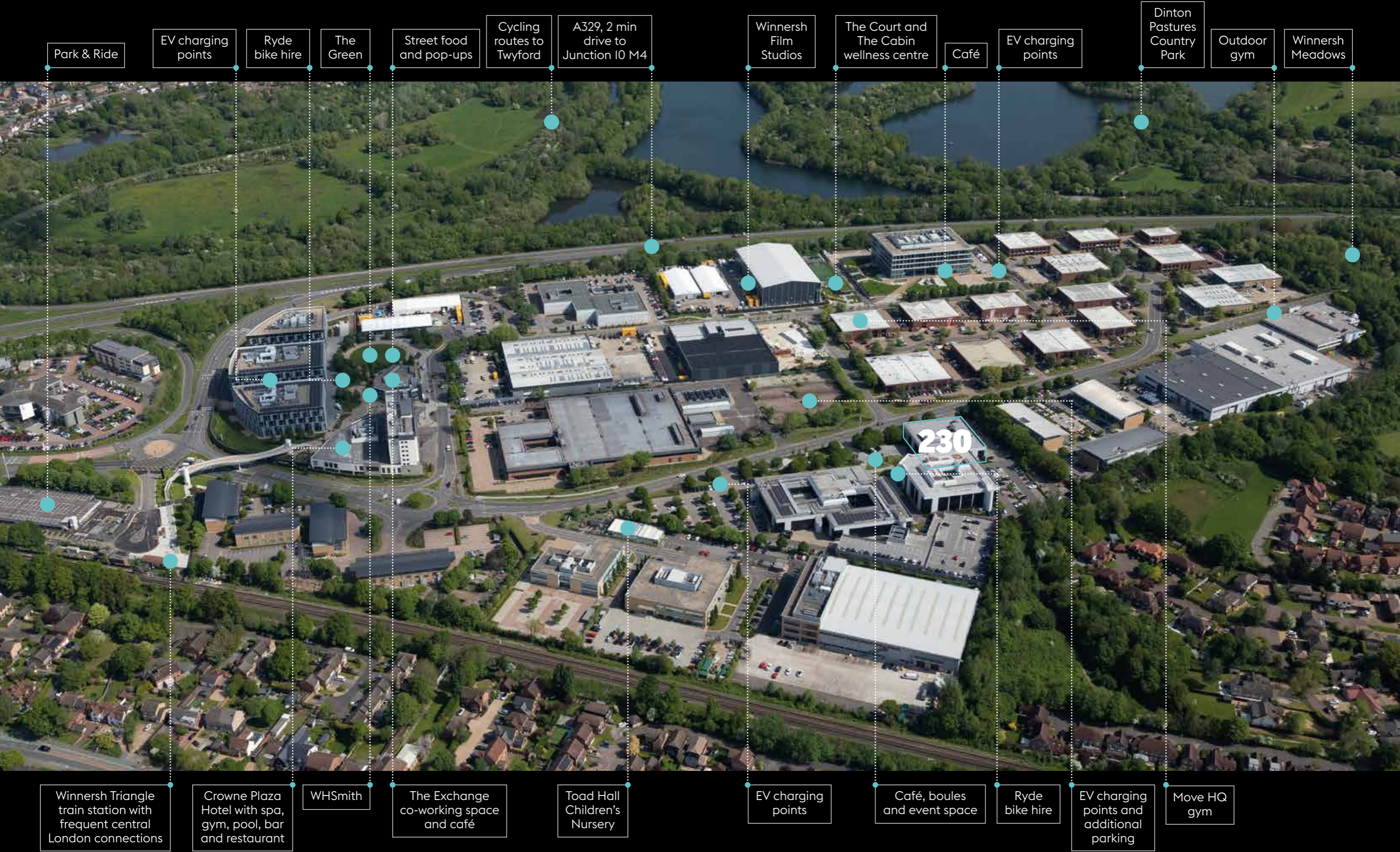
Garden allotments
grow your own fruit & veg



Ryde hire bikes
free to use



Located within a five-minute walk of Winnersh Triangle train station and close to other on-site amenities, 230 is prominently positioned in the centre of the park.



EXCELLENT TRANSPORT PROVISION

Winnersh Triangle has its own train station, just a few minutes walk from 210, connecting you to 60 stations in 60 minutes. The park is also a two-minute drive to M4 Junction 10, getting you to London in under an hour.

Reading

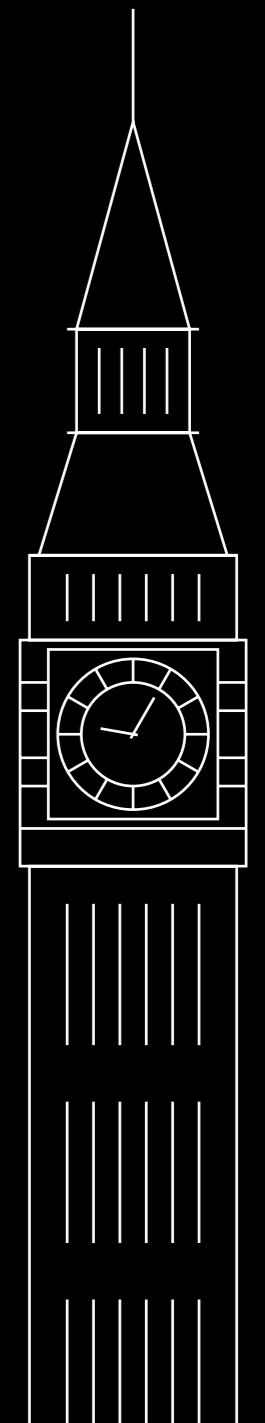
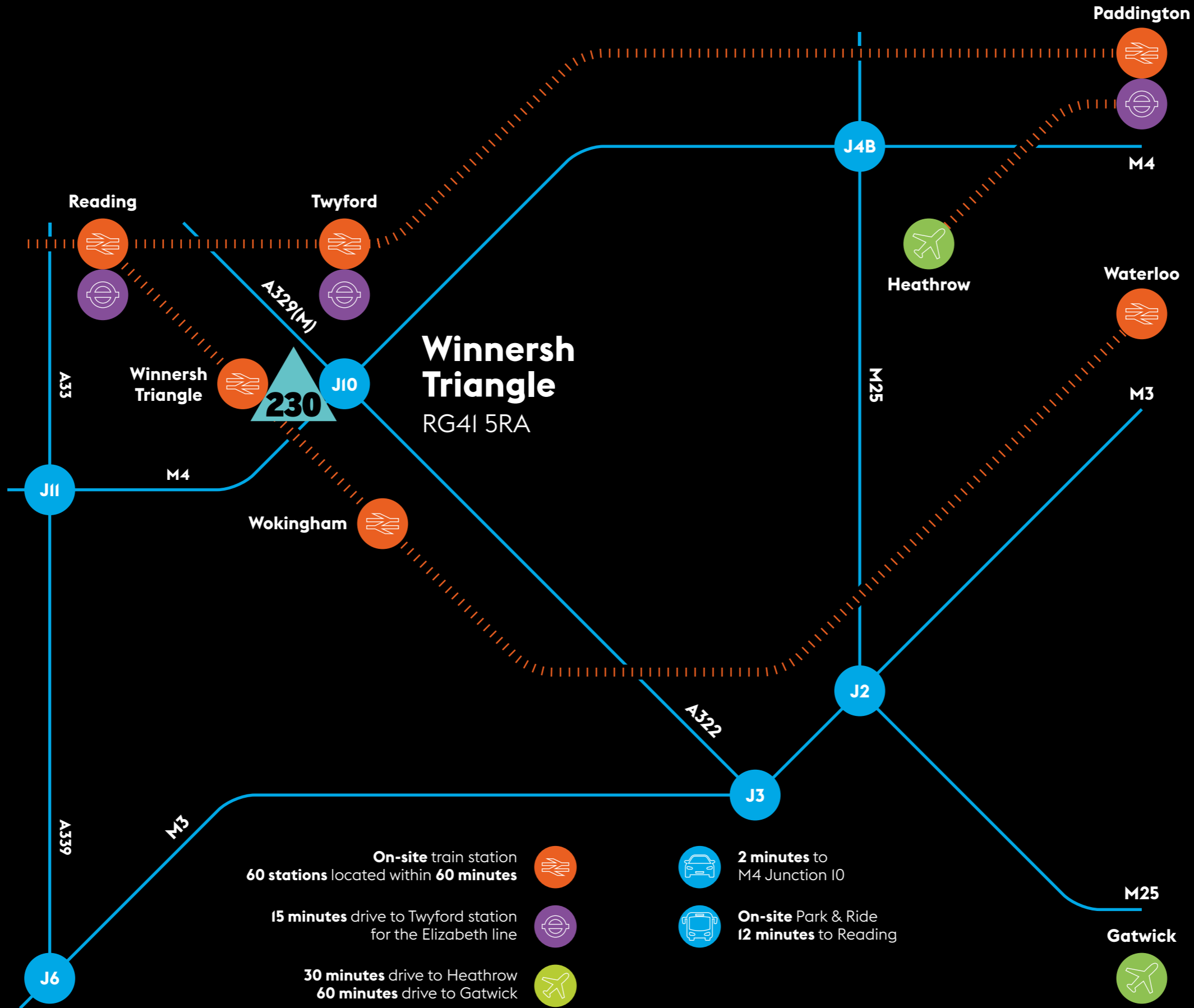
12 minutes
bus journey

7 minutes
train journey

London

Less than an hour
drive to West London

36 minutes
train journey to Paddington



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