

winnershtriangle.co.uk

# 520

Office & Warehouse Unit

6,006 sq ft  
To Let

520



WINNERSHTRIANGLE



Unit 520

# For better business

Unit 520, Eskdale Road provides high quality office and warehouse space which is currently undergoing refurbishment. The accommodation sits within a landscaped environment, the park amenities and Winnersh Triangle train station are just a short walk from the unit.

## Size

Gross External Area	SQ FT	SQ M
First Floor Office	1,662	154.4
Ground Floor Office	1,662	154.4
Ground Floor Warehouse	2,681	149.1
TOTAL AVAILABLE	6,006	557.9



Indicative image



## Offices

- Suspended ceilings with recess lighting
- Air conditioning
- Open plan layout
- Full-access raised floors
- Fully fitted reception area with a passenger lift
- Gas central heating
- Male, Female and Disabled WC's

## Floorplan

Ground Floor



First Floor



## Warehouse

- Electric loading door
- 3 phase electricity supply
- Gas supply
- 43 kVA power capacity
- Clear height of 6.0m
- 18 Car parking spaces

\*Plans not to scale. Indicative Only.

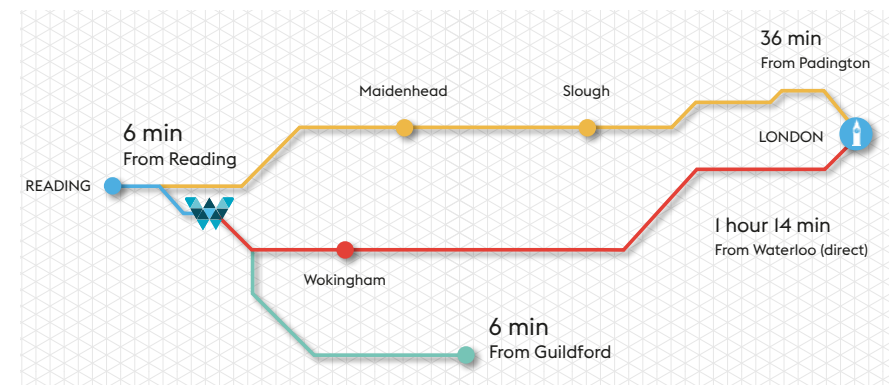
Winnersh Triangle

# For better connections

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



 **BY RAIL** FROM WINNERSH TRIANGLE





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.

A Park & Ride scheme operates from the edge of the park, providing a bus service into central Reading throughout the day, departing every 15 minutes.



## BY ROAD

M4 JUNCTION 10	2.2 MILES
READING	5.6 MILES
BASINGSTOKE	18.4 MILES
M25 JUNCTION 15	20.4 MILES
HEATHROW T1, 2 & 3	24.3 MILES
CENTRAL LONDON	38.7 MILES
OXFORD	48 MILES
SOUTHAMPTON	49 MILES
GATWICK	62.4 MILES

## BY RAIL FROM WINNERSH TRIANGLE

READING (DIRECT)	10 MINUTES
GUILDFORD	36 MINUTES
BASINGSTOKE	38 MINUTES
PADDINGTON	44 MINUTES
OXFORD	44 MINUTES
WATERLOO (DIRECT)	1 HOUR 15 MINUTES
SOUTHAMPTON	1 HOUR 15 MINUTES
GATWICK	1 HOUR 31 MINUTES

Source: National Rail enquiries. All times are fastest journeys. Extra trains may travel at peak times.

Winnersh Triangle

# For better balance

There's more to life than work which is why we work hard to provide amenities that make life enjoyable.





The Holiday Inn is an AA 4-star hotel with a business centre, conference facilities and an AA 2-Rosette restaurant, Caprice.

The Esprit Fitness Centre and Spa has a 19-metre pool and well appointed gym, while Gather & Gather Café and Monty's bar provide options to eat and drink.

A WHSmith convenience store provides everyday amenities and a 14 screen cinema is located just a short walk from the Park.

There are a number of activities run and arranged by the Park management team, including classes, clinics, workshops and events, for everyone to enjoy.

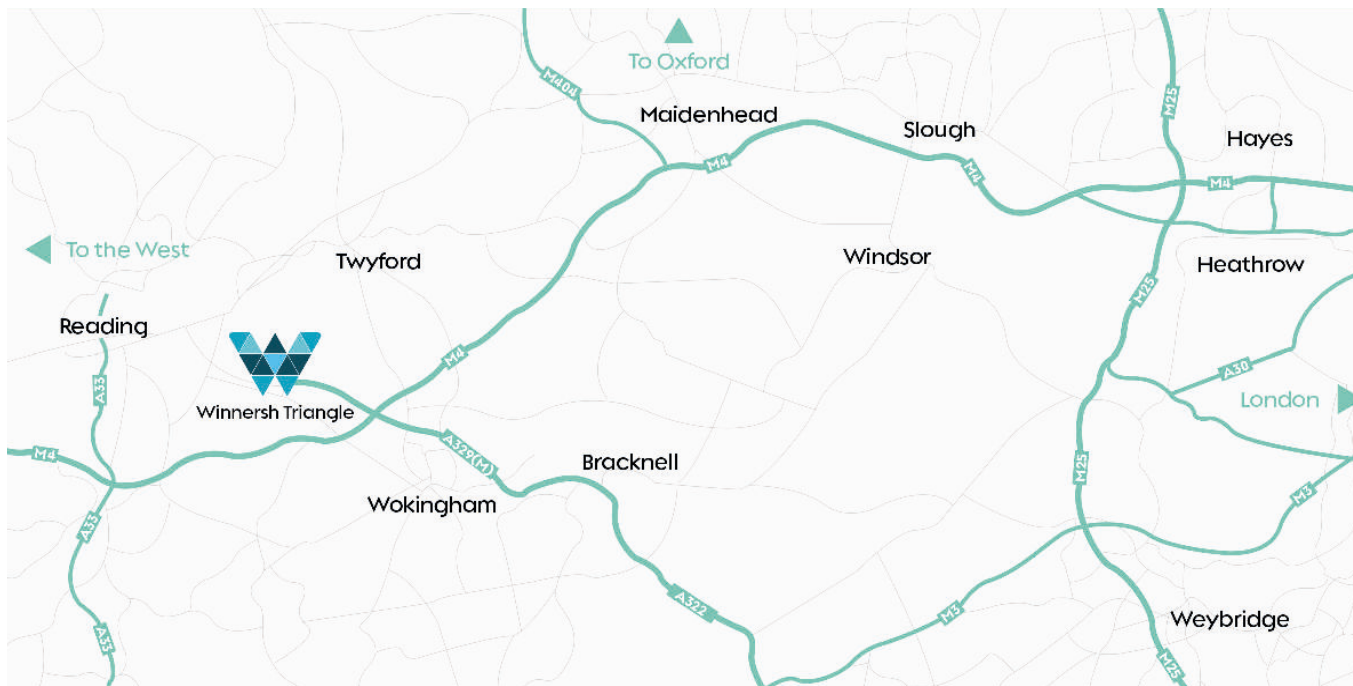
We also have a nursery on the Park, helping to alleviate any unnecessary early-morning stress.



Winnersh Triangle

# For better futures

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



## Agents

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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