

820

Science and technology space

58,303 sq ft
RG41 5TS

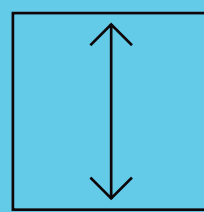
winnershtriangle.co.uk

Located in the heart of Winnersh Triangle, where science and technology businesses thrive, 820 features R&D space with first floor office accommodation.

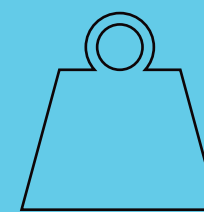




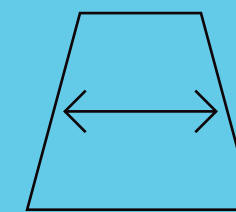
500kVA with ability
to increase to 1mVA



6m clear
eave height



50kN/m2
load capacity



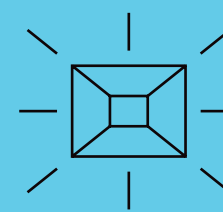
34m deep
yard



BREEAM
'Very Good'



EPC
'A'



10%
roof lights



Secure
yard



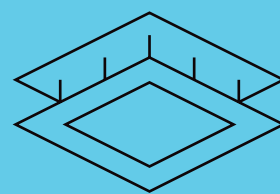
Building 820 is a newly constructed science and technology space, benefitting from a high standard specification. The main space has a clear internal height of 6m, with extensive natural light via roof lights. Three full height loading doors also provide access from the secure yard.



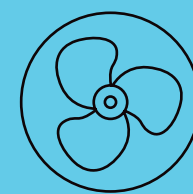
CAT A
office space



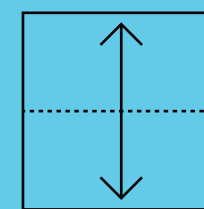
New WC, shower and
kitchen facilities



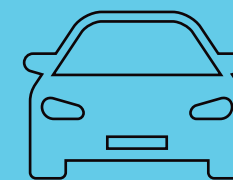
Suspended ceilings with new
LED lighting throughout the
office accommodation



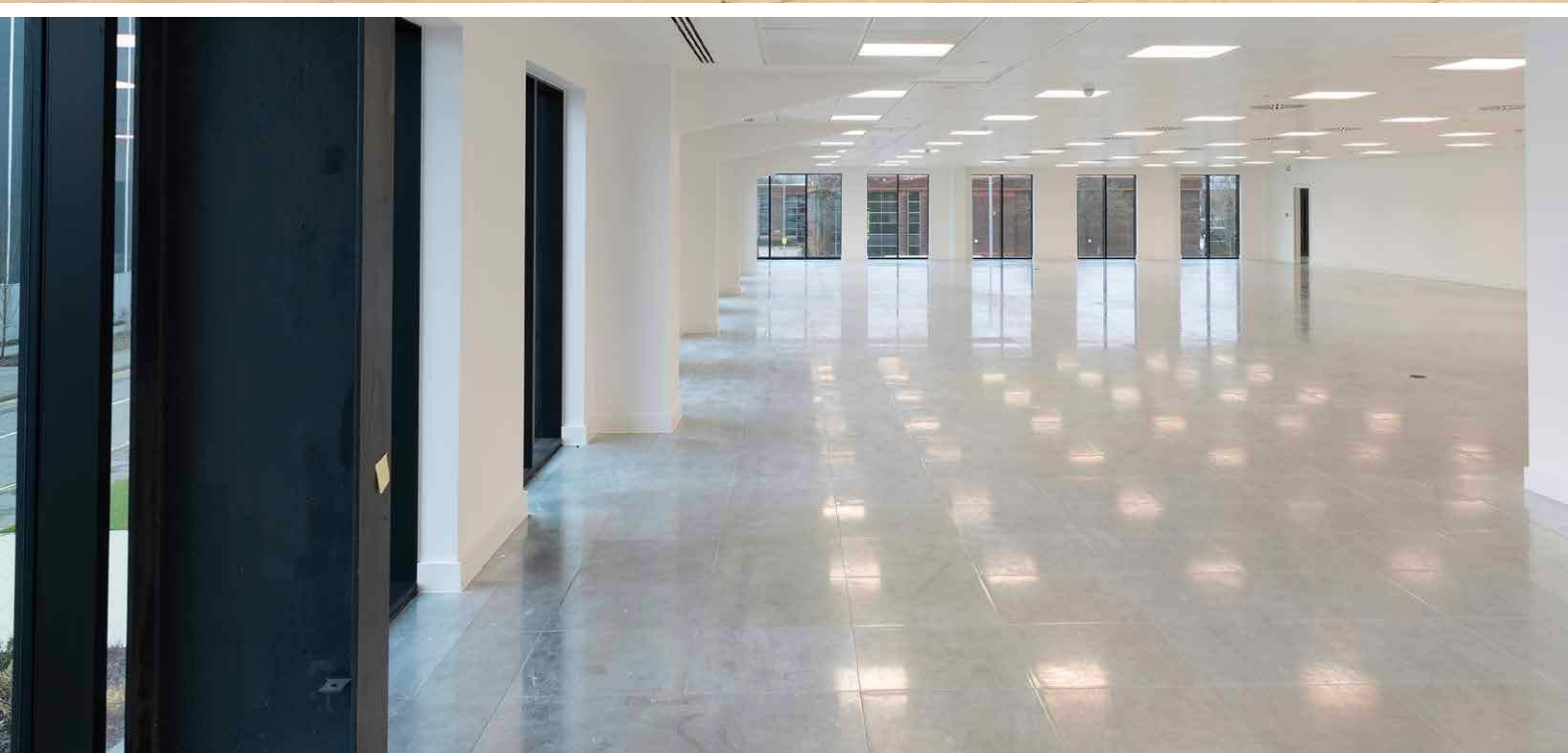
New VRF heating
and cooling system

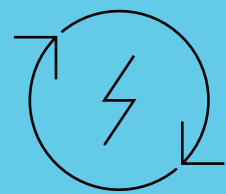
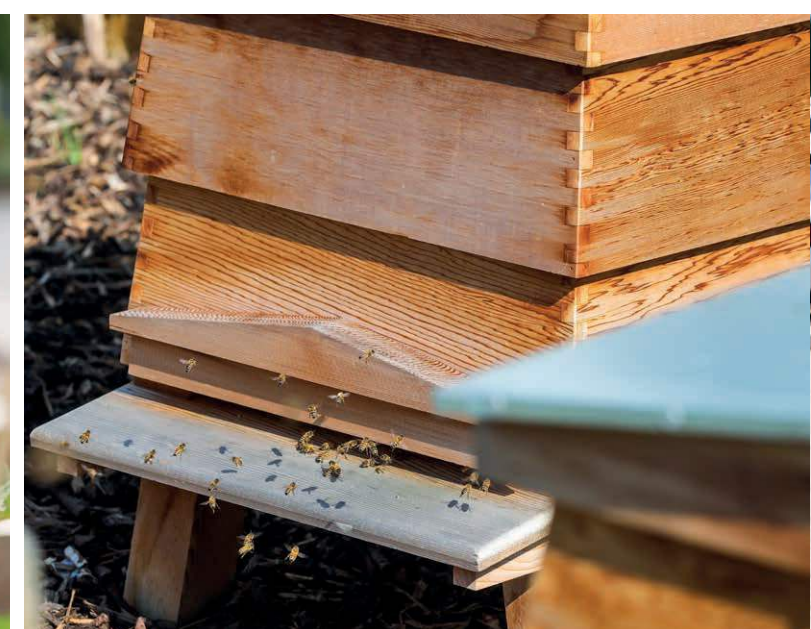
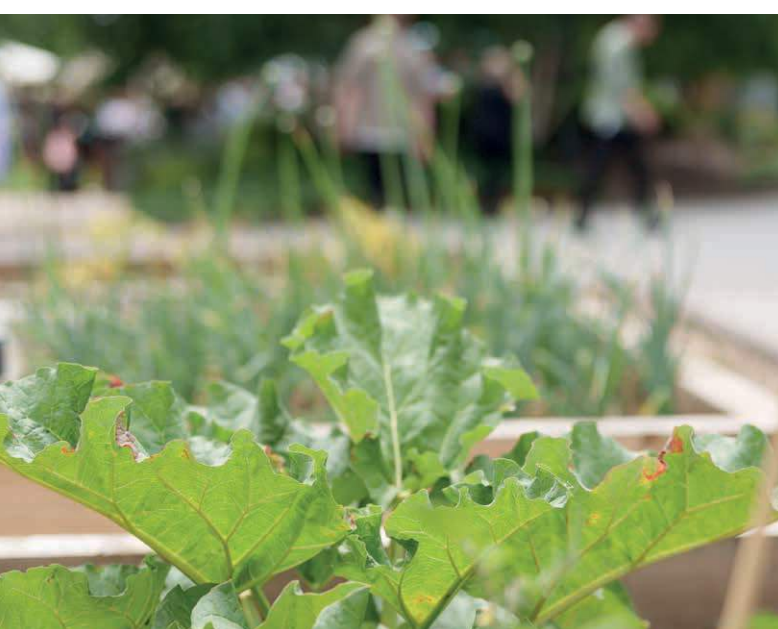


Main entrance
double height reception

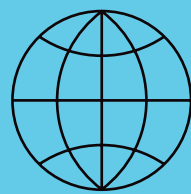


Up to 108 parking spaces
plus 12 accessible

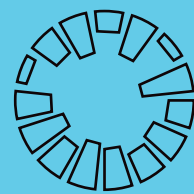




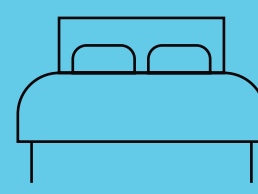
100% use of
renewable electricity
in managed areas



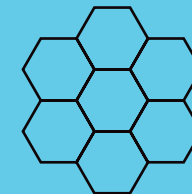
ISO 14001 accredited
(Environmental Management
System)



GRESB 5-star ranking
by 2025



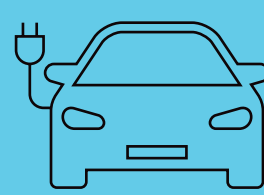
Three hotels
within three minutes



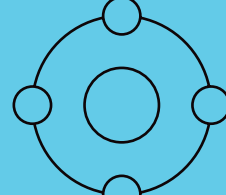
Wildlife enhancement programme
bat and bird boxes, beehives
and hedgehog houses



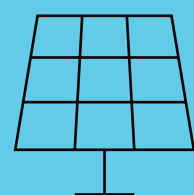
Horticultural and biodiversity
workshops



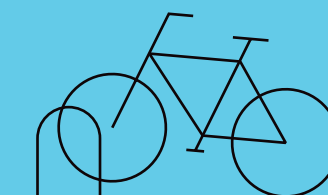
EV charging points
across the estate



Net zero carbon
by 2050



Rooftop solar PV roll-out
programme across the estate



Secure cycle parking
for active commuters

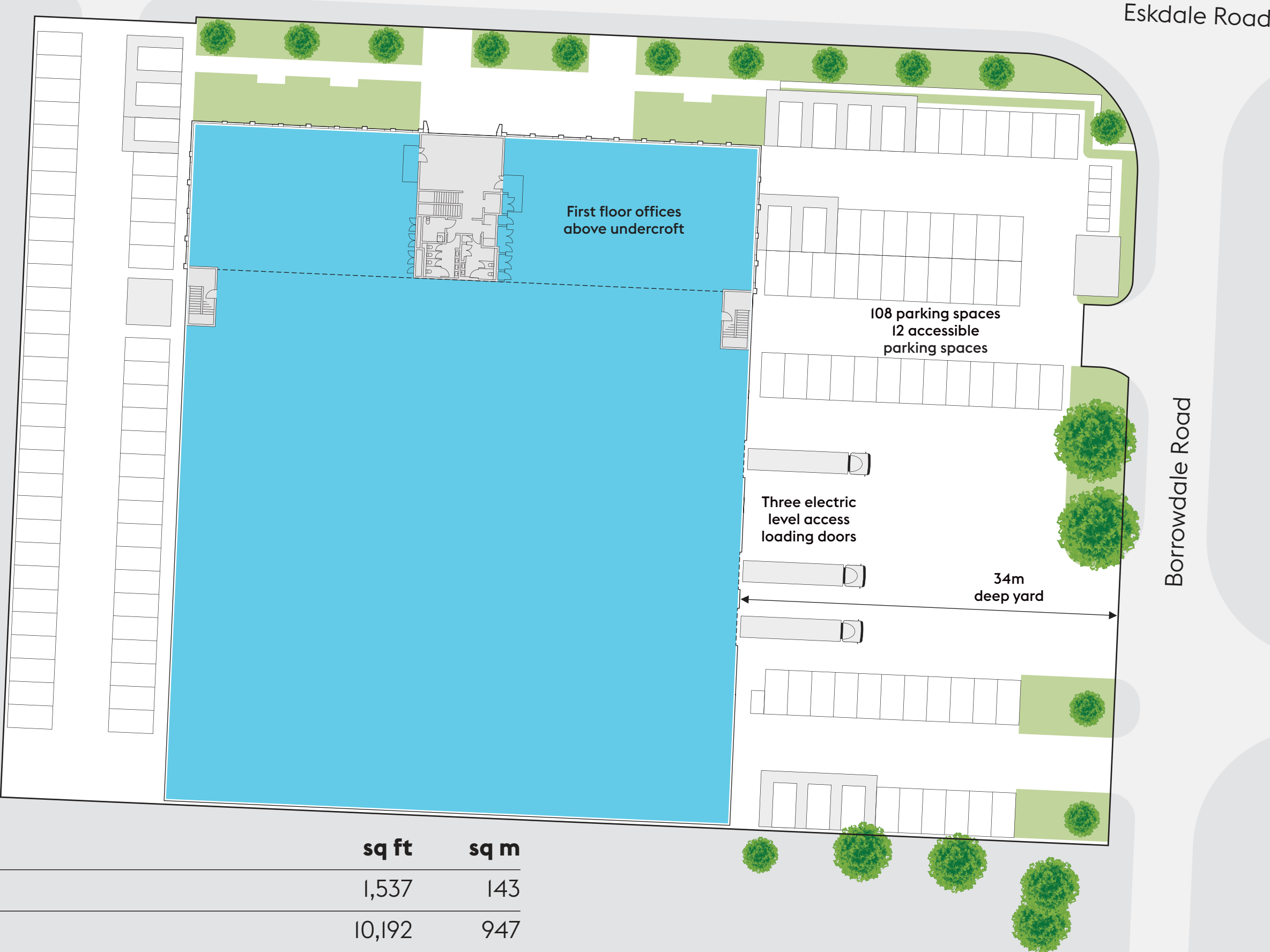


Continuous landscape upgrades
and improvements



Park wide waste policy
and recycling facilities

SITE PLAN



Floor	sq ft	sq m
Second floor plant	1,537	143
First floor office	10,192	947
Ground floor warehouse	46,574	4,327
Total (GEA)	58,303	5,417



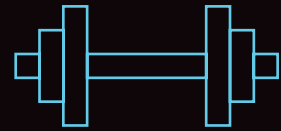


HUB FOR KNOWLEDGE

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



OUTSTANDING AMENITIES



Buzz Gym
and wellness
programme

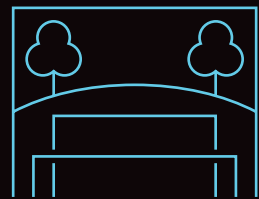


Park in your Pocket
dedicated park app just for occupiers,
loaded with the latest news and events



The Exchange

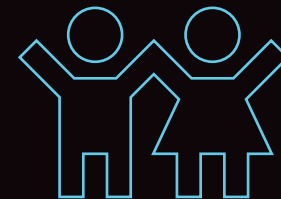
The Exchange
café, meeting rooms
and co-working facility



Outdoor meeting room
for a change
of scenery



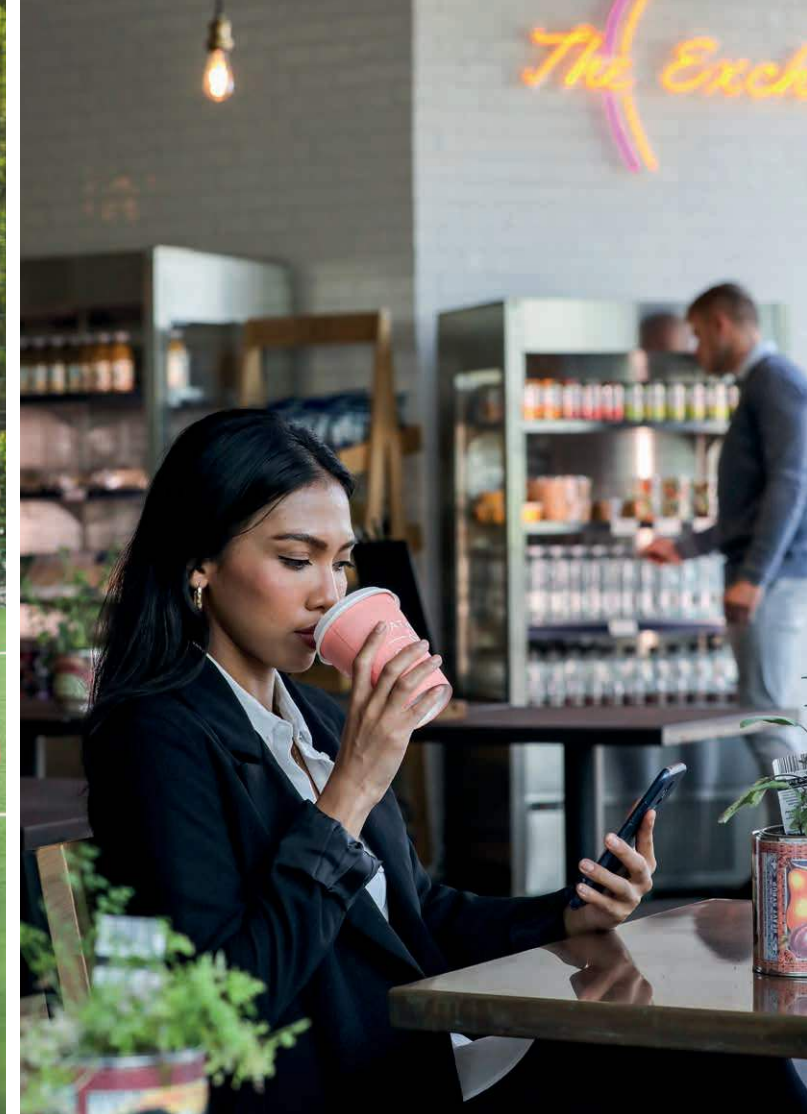
Boules pitch
outdoor deckchairs, chess,
table tennis and games



Toad Hall Children's Nursery
high quality,
convenient childcare



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

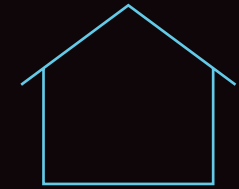




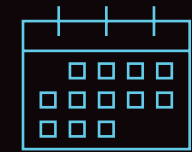
WORK & WELLBEING



The Court
astroturf pitch



The Cabin
wellness studio



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



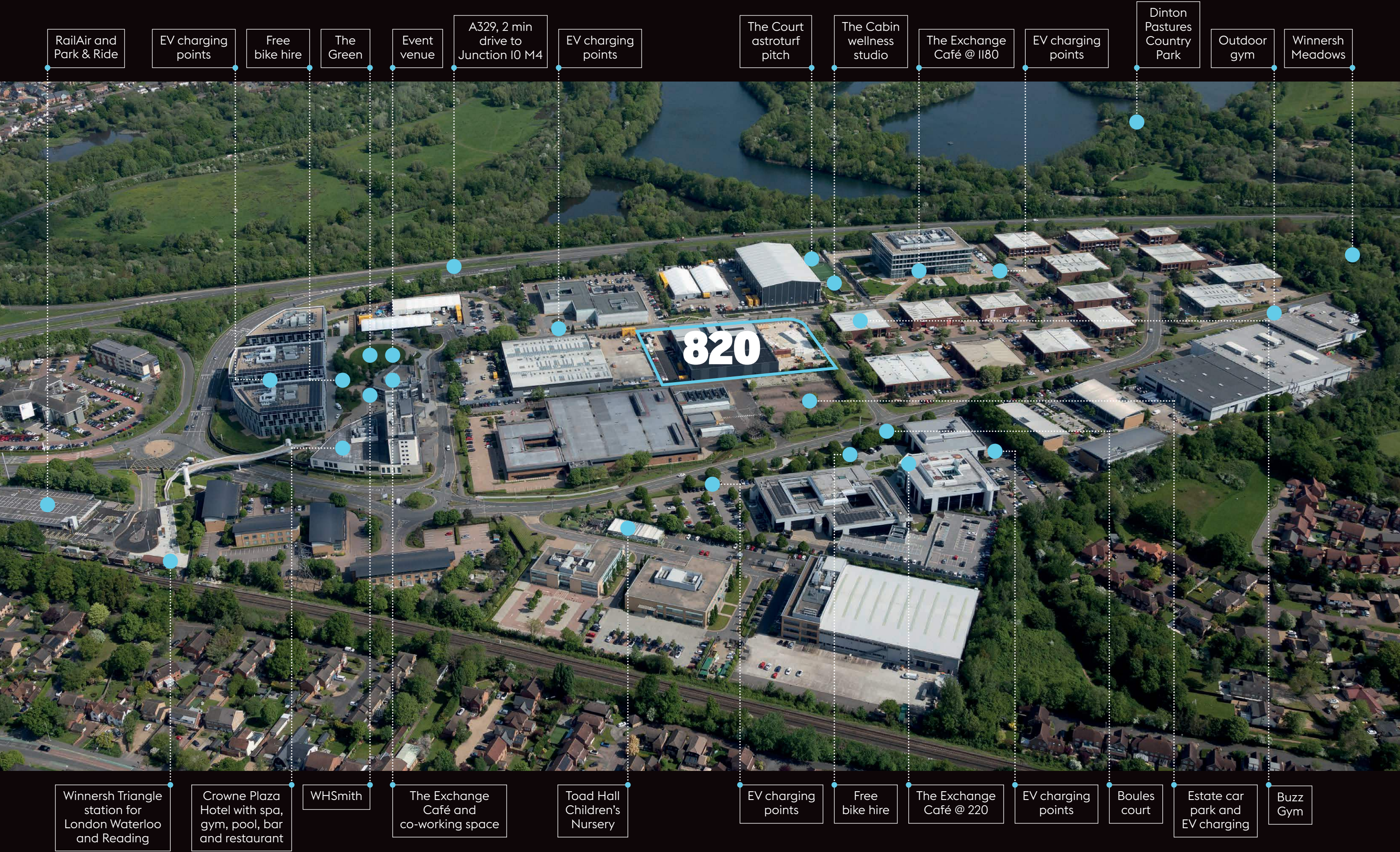
Garden allotments
grow your own fruit & veg



Ryde hire bikes
free to use



Located within a five-minute walk of Winnersh Triangle train station and close to other on-site amenities, 820 is prominently positioned in the centre of the park.



RailAir and
Park & Ride

EV charging
points

Free
bike hire

The
Green

Event
venue

A329, 2 min
drive to
Junction 10 M4

EV charging
points

The Court
astro turf
pitch

The Cabin
wellness
studio

The Exchange
Café @ 1180

EV charging
points

Dinton
Pastures
Country
Park

Outdoor
gym

Winnersh
Meadows

820

Winnersh Triangle
station for
London Waterloo
and Reading

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

WHSmith

The Exchange
Café and
co-working space

Toad Hall
Children's
Nursery

EV charging
points

Free
bike hire

The Exchange
Café @ 220

EV charging
points

Boules
court

Estate car
park and
EV charging

Buzz
Gym

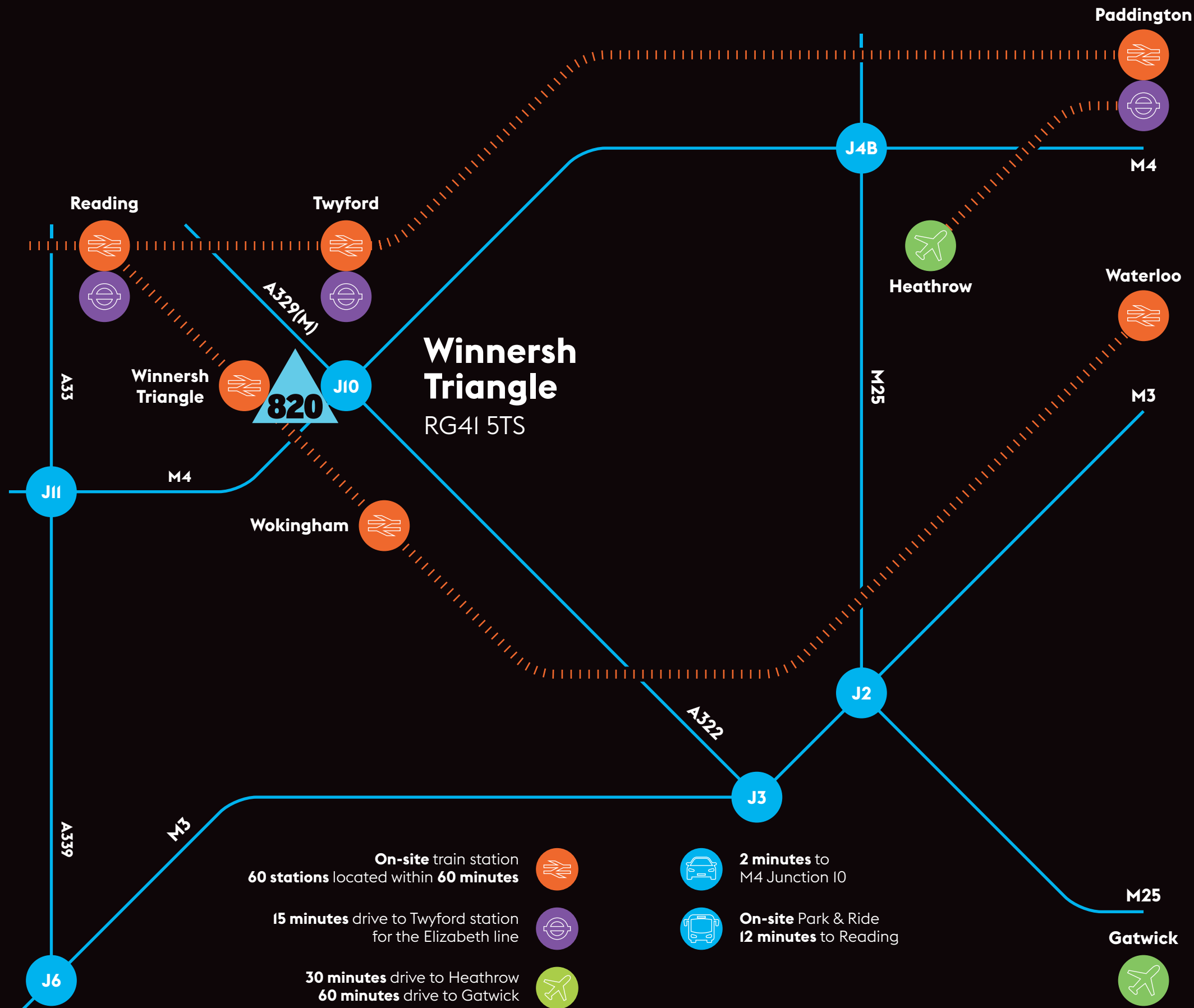
EXCELLENT TRANSPORT PROVISION

Winnersh Triangle has its own train station, just a few minutes walk from 820, 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

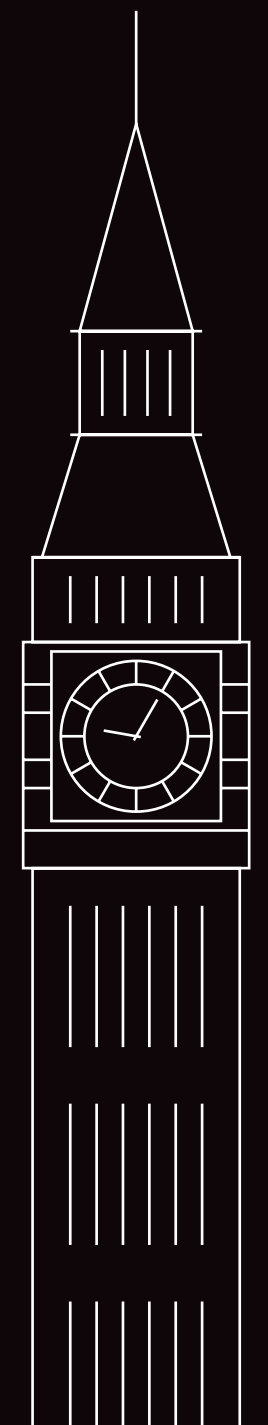
7 minutes
train journey



London

Less than an hour
drive to West London

36 minutes
train journey to Paddington



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