

WINNERSHTRIANGLE

Building 150

To let
Office unit

3,526 sq ft
RG4I 5RB



Unit 150 is a self-contained office with mezzanine floor and meeting rooms.



YOUR SPACE MATTERS

Unit 150 is set within an impressive landscaped environment and the Winnersh Triangle amenities and train station. Occupiers benefit from fantastic road connections, offering easy access to the M4.

BUILDING 150

GROUND FLOOR

SQ FT

SQ M

1,406

131

FIRST FLOOR

SQ FT

SQ M

1,499

139

MEZZANINE FLOOR

SQ FT

SQ M

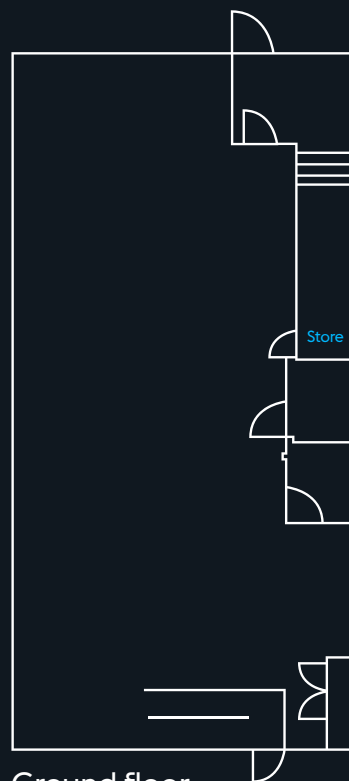
621

58

TOTAL

3,526

327



Ground floor



First floor



Mezzanine floor

Please note: Plans not to scale.
Indicative only.



OFFICE SPACE MATTERS



16 car parking spaces



24/7 access and use



LED Lighting



Suspended ceiling at ground floor



Full height glazing to front elevation



Fully fitted kitchen and break out space



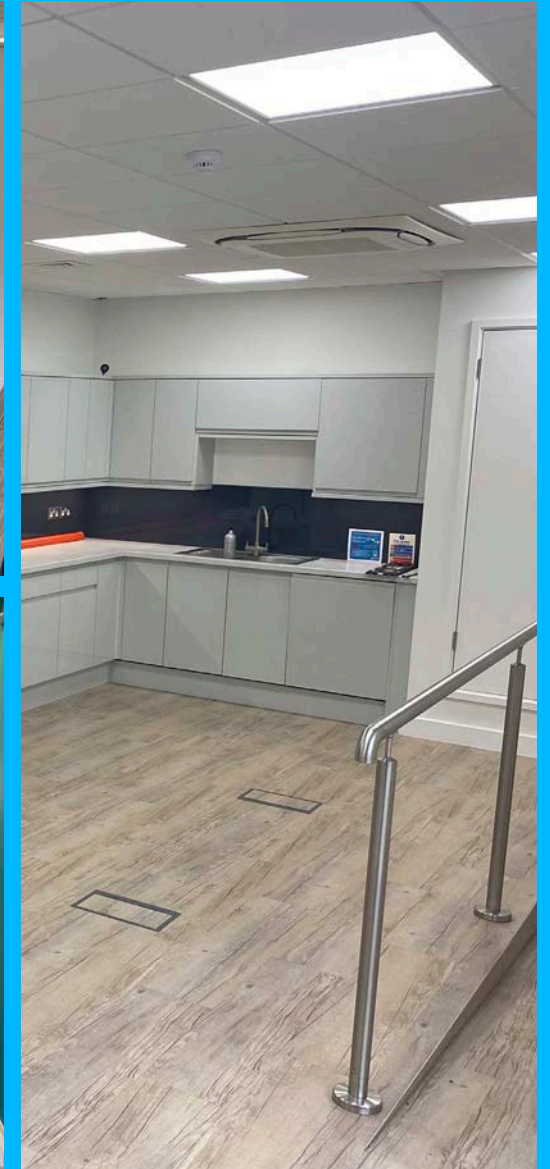
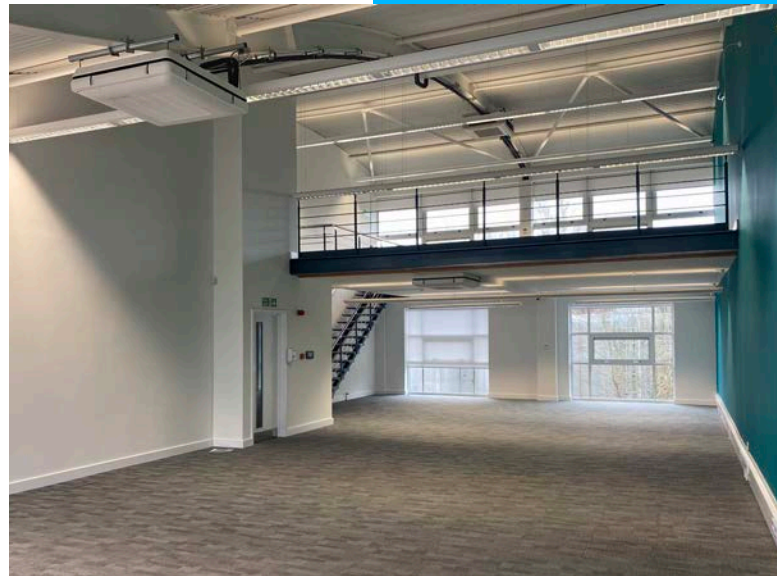
Dedicated entrance



Meeting rooms/ small offices



Full raised access floors with new carpet throughout



Your Community

Key:

■ = Coming soon

⚡ Electric vehicle charging

🏡 Bio-diversity areas

☀️ Solar panels

📶 Wifi in all common areas

Sports and wellness centre

Gather & Gather Café

Winnersh Meadows

Cycle hub

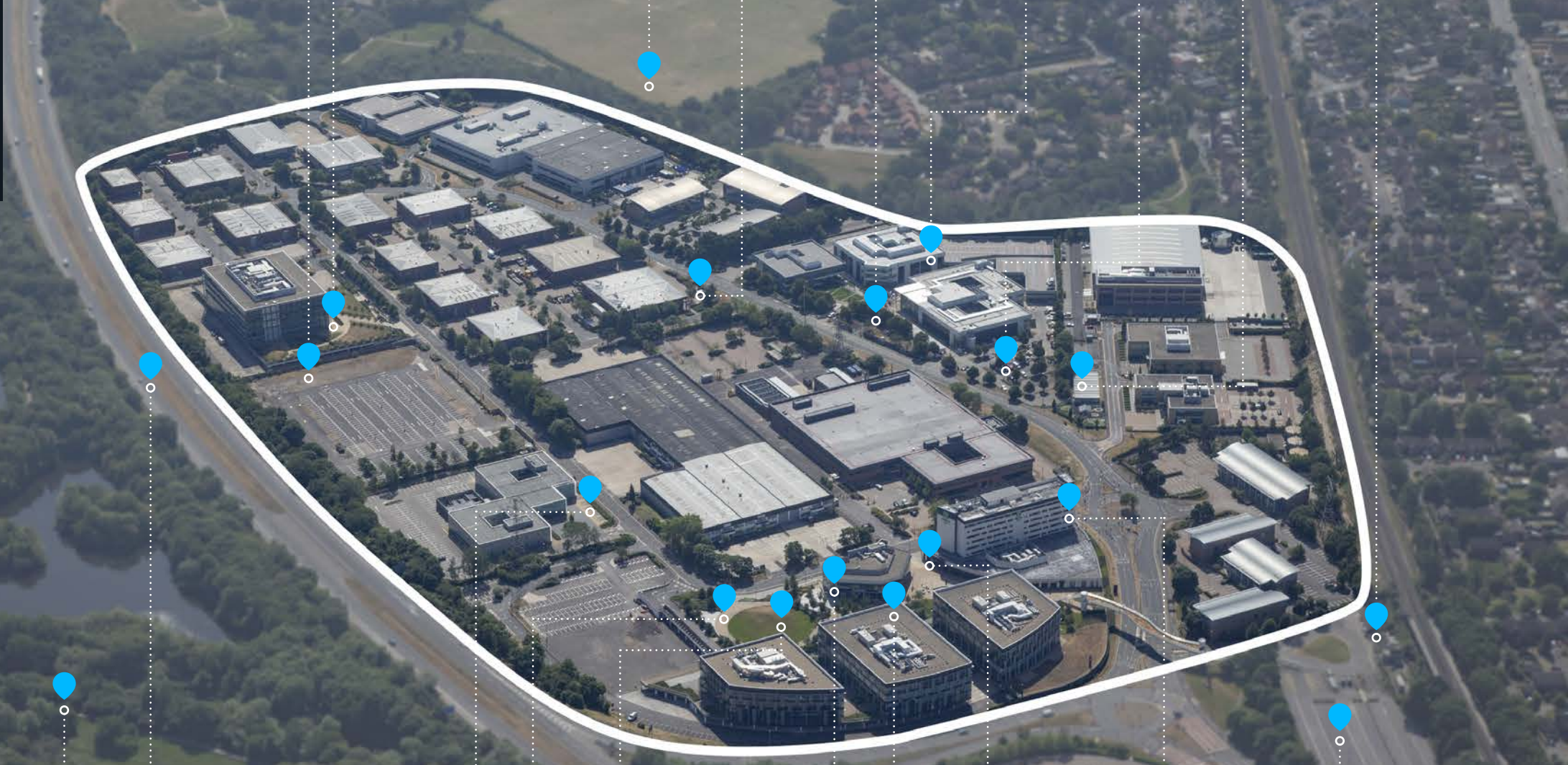
Gather & Gather, pétanque & event space

Café

Charging points

Children's day nursery

Winnersh Triangle train station with frequent central London connections



Cycling routes to Twyford

Dinton Pastures Country Park

A239, 2 min drive to Junction 10 of M4

Charging points

Street food & pop-ups

The Green

Gather & Gather Café & The Exchange co-working space

Charging points

Bike hire

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

New Park & Ride

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.



ON-SITE EVENTS:



Weekly street food



Pop-up shops & markets



Seasonal socials



Horticultural workshops



Charity fundraisers



Fitness classes

AMENITIES INCLUDE:



Gym and spa



4 star hotel



Restaurant

WH Smith

Convenience store

GATHER
— & —
GATHER

Cafés

The Exchange

Co-working space



Nursery

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.



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

1 HOUR DRIVE
TIME - ACCESS
TO 533,000
PEOPLE



RETHINKING SUSTAINABILITY

Frasers Property stands for building happier and more sustainable places and communities.

We understand the importance of wellbeing and efficiency within your business and aim to support our customers by providing a framework for a sustainable and happy communities across our portfolio, contributing to growth and productivity within your business. We are committed to enhancing the condition of our buildings and business parks to support our customers and align with their ESG (or CSR) goals.

We are committed to being carbon neutral by 2050 aligned with the Science Based Targets initiative.



100% use of
renewable
energy



Park wide waste
policy



Support of
local community
to upgrade
nature trails



Solar panel
roll out
programme



6 EV charging
points



10 bird
boxes



2021
New facilities
to enable more
cycling



2025
5* GRESB
ranking



2030
Net zero carbon
zero in all
landlord areas

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

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