

winnershtriangle.co.uk

Building

# 1010

8,000 - 45,000 sq ft  
available



WINNERSHTRIANGLE

SAT NAV: RG41 5TS



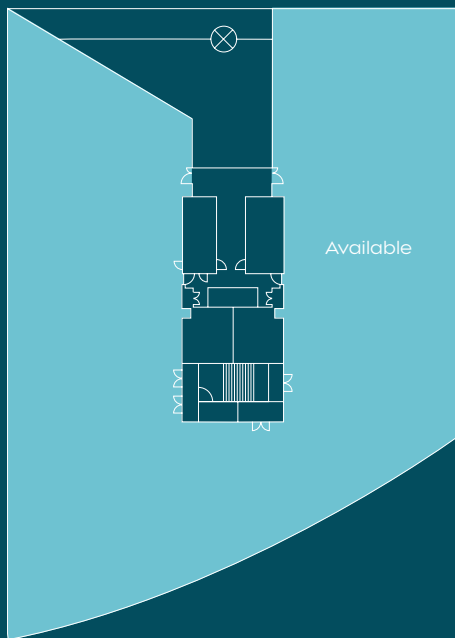


Building 1010

# For better well being

IOIO is located within the central piazza opposite to the main amenity offer including the 4 star Holiday Inn, Gather and Gather café/bar, WHSmith convenience store and direct access to Winnersh Triangle railway station.

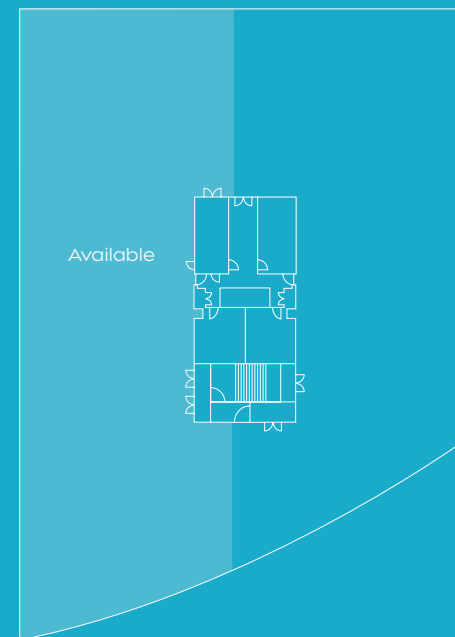




**Ground Floor \***



**Second Floor \***



**Third Floor \***

## Specifications

- Double height reception
- Raised access floors (150mm void)
- Metal suspended ceilings
- LED Lighting
- Active chilled beam air conditioning
- 2 x 13 person passenger lifts
- Shower and locker facilities
- On-site parking 1: 287 sq ft
- EPC rating – C

Area	SQ FT *	Available from
Ground floor	17,046	Immediately
Second floor	19,336	Under refurbishment
Part third floor	8,964	Under refurbishment
<b>TOTAL</b>	<b>45,346</b>	

\*Plans not to scale. Indicative Only.

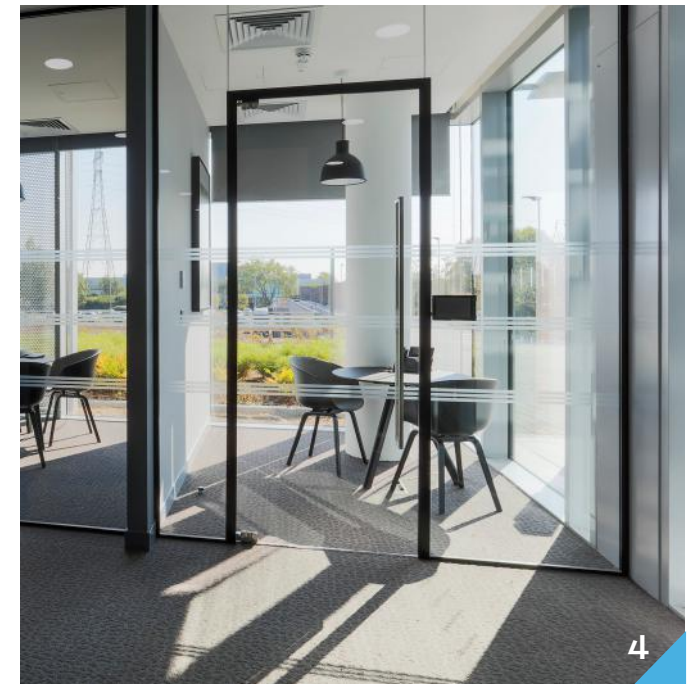
\*Net internal area.



Winnersh Triangle

# For better workspace

Images from 1000 phase buildings







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 and Ride scheme operates from directly adjacent to the station, providing a bus service into central Reading throughout the day, departing every 15 minutes.



## BY ROAD

M4 JUNCTION 10	2 MILES
READING	6 MILES
BASINGSTOKE	18 MILES
M25 JUNCTION 15	20 MILES
HEATHROW T1, 2 & 3	24 MILES
CENTRAL LONDON	39 MILES
OXFORD	48 MILES

## BY RAIL FROM WINNERSH TRIANGLE

READING (DIRECT)	10 MINUTES
GUILDFORD	36 MINUTES
BASINGSTOKE	38 MINUTES
PADDINGTON	44 MINUTES
OXFORD	44 MINUTES
WATERLOO (DIRECT)	75 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.

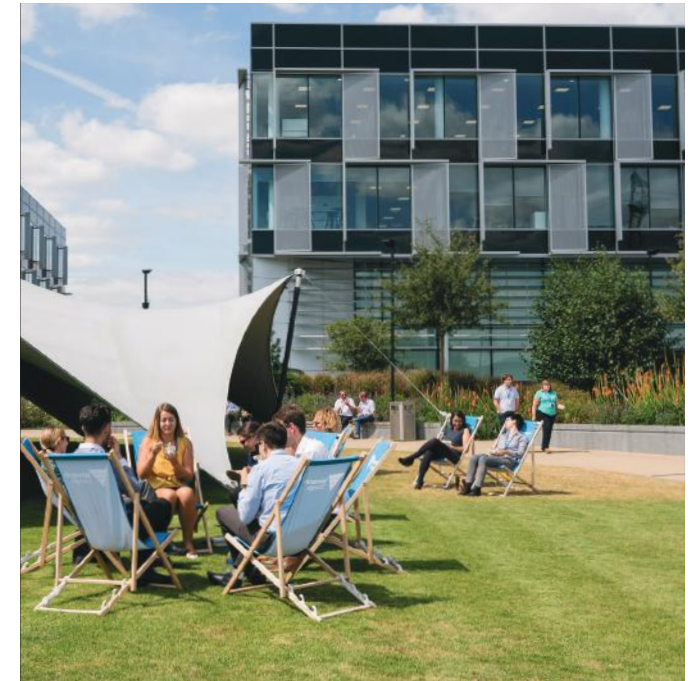
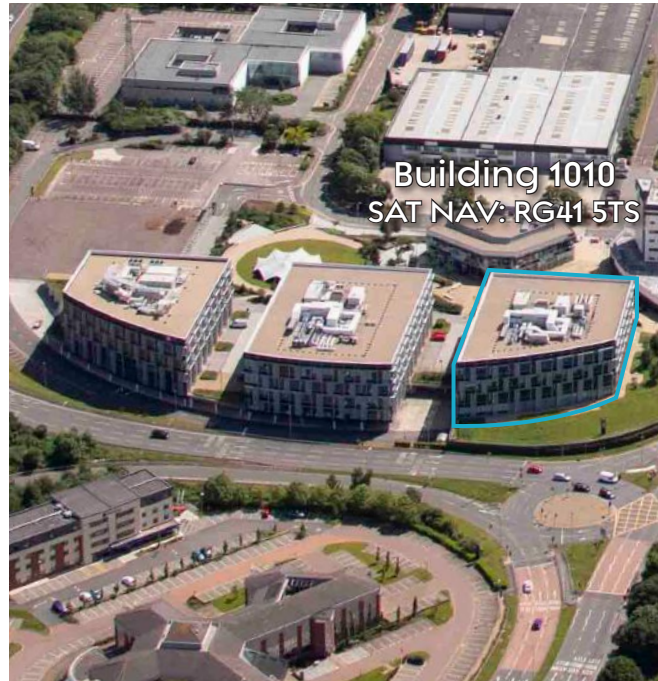




Winnersh Triangle

# For better futures

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



## Agents



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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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[www.winnershtriangle.co.uk](http://www.winnershtriangle.co.uk)



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