1010

1010
Visitor Parking
P

WHERE WORKPLACE MEETS FLEXIBILITY

Over 6,000 people work at Winnersh Triangle and we value the experience of everyone. We deliver environments that strengthen connections between people and the places they work, visit and play.

Prominent park location

Double height reception

Active chilled beam air conditioning

EPC rating - C BREEAM in use 'Very Good'

Metal suspended ceilings

2x13 person passenger lifts

Raised access floors (150mm void)

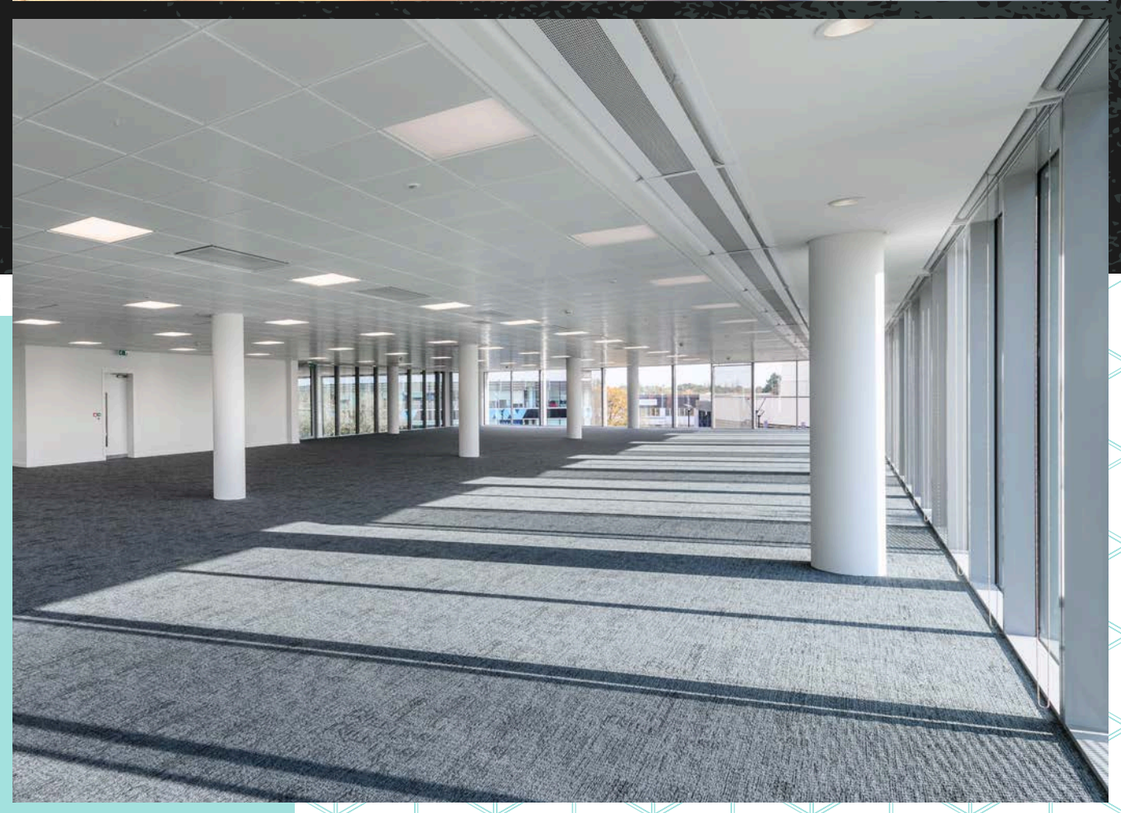
LED lighting

Fitwel 3* & GRESB 4* accredited

Secure on-site parking 1:289 sq ft

Cycle facilities

1010 OFFERS THE PERFECT LOCATION FOR YOUR WORKING ENVIRONMENT



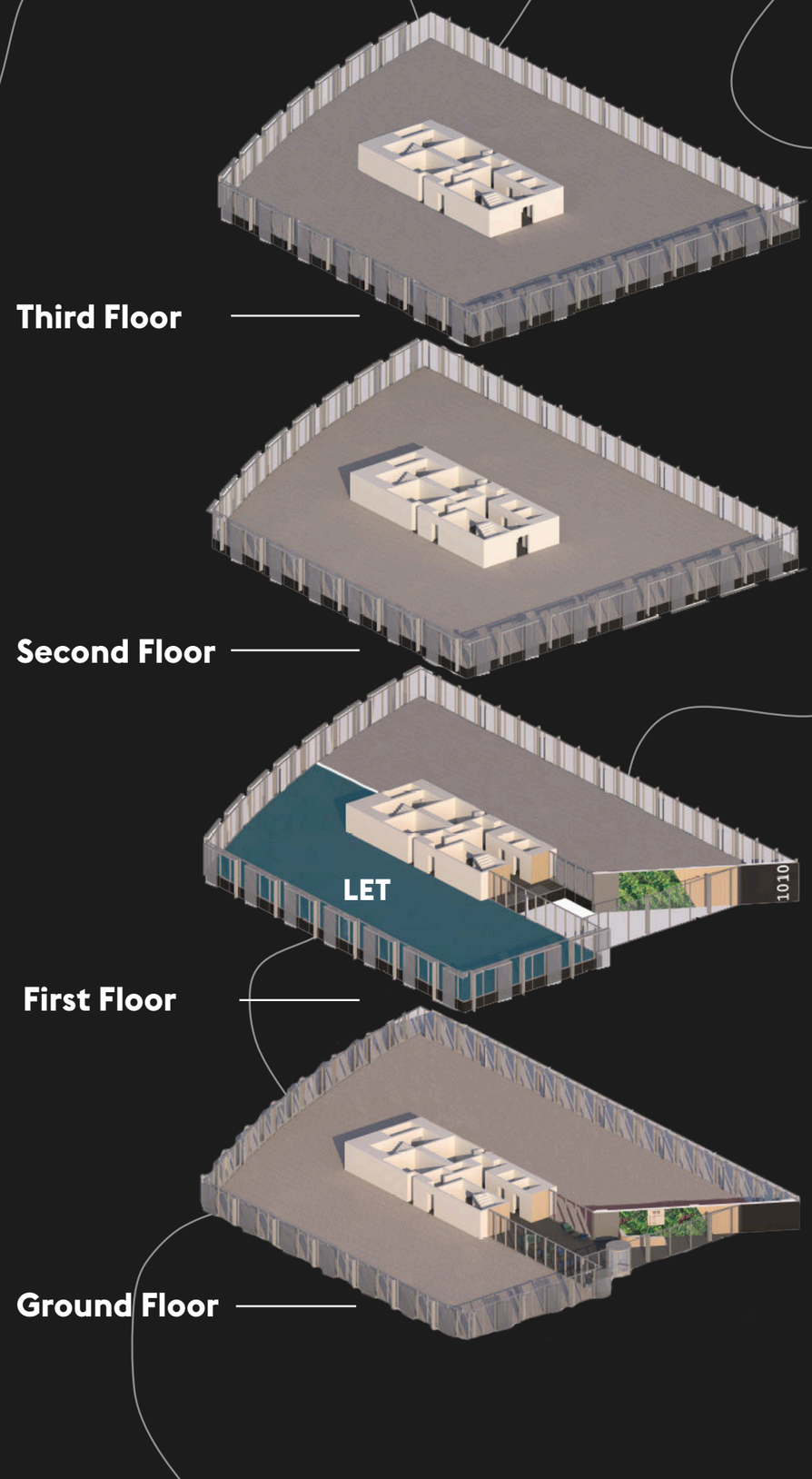
FLOORPLANS

Building 1010 has been designed to accommodate multiple occupiers. The generous floor to ceiling height and open floor plates provides an abundance of natural light throughout the workspace.

ACCOMMODATION **SCHEDULE**

AREA	SQ FT*	AVAILABILITY
Third floor	18,964	Under Refurbishment - Available Q2 2022
Second floor	19,336	Available now
Part first floor	7,420	Under Refurbishment - Available Q2 2022
Ground floor	17,000	Available now
TOTAL	**62,720**	

*Plans not to scale. Indicative only.
*Net internal area.



Indicative fit-out

Indicative fit-out

WHERE **COLLABORATION** MEETS **COMMUNITY**

A DIVERSE **BUSINESS MIX**

Virgin media
ACCOUNTANTS
BD
Jacobs
Cyxtera
FUTURE
Rockwell Collins
KEYSIGHT TECHNOLOGIES
Hollister
everlz
Atos
PiP studios
Hewlett Packard Enterprise

The Exchange Cafe | Meeting rooms | Co-working

540 social events a year

3 Gather & Gather cafés

New wellness centre & All weather pitch

New state of the art gym

Pop up shops

Horticultural events

Pétanque pitch

Monthly newsletter

Park wide wifi

Park & Ride

New social groups, classes and activities

WHERE **WORKPLACE** MEETS **WELLBEING**

Building 1010 is located in the heart of Winnersh Triangle's main amenity hub and close to Winnersh Triangle train station.

WINNERSHTRIANGLE

Your Community

Key:
■ = Coming soon

The Exchange

The Exchange is a new concept by Frasers Property that provides an agile and welcoming workspace.

It offers our customers and their visitors a vibrant space to meet, collaborate and relax. Located on The Piazza, adjoining the Gather & Gather café.

Operated by Gather & Gather

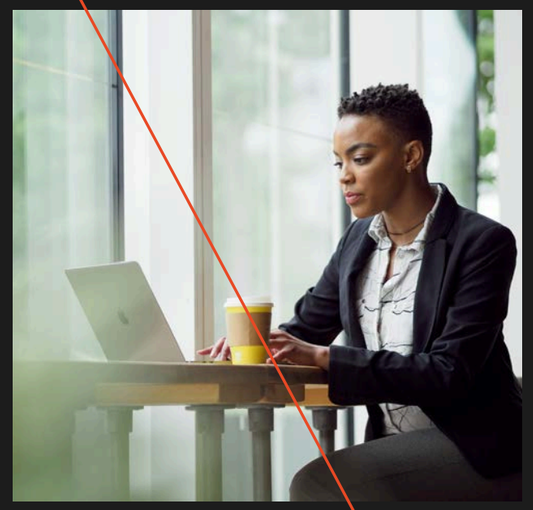
Artisan coffee

Breakfast, lunch & all day food

Co-working & a quiet workspace

Private meeting room available to hire

Wifi enabled

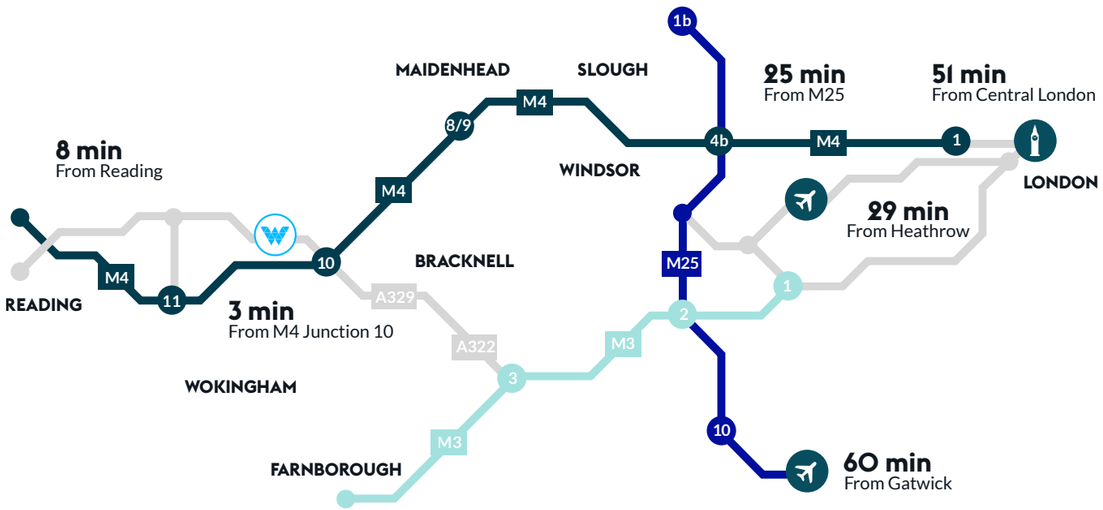


WHERE **ROAD** MEETS **RAIL**

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

The park has its own dedicated train station just a 3 minute walk from the Piazza. Providing direct and frequent rail services to Central London and Reading running every 30 minutes. A Park and Ride scheme operates from the station providing a service tho central Reading, departing every 15 minutes.

SAT NAV: RG41 5TS



Onsite
Train station

Parking
Ample onsite, secure car parking

3 Mins
Drive from M4 Junction 10

8 Mins
Train journey to Reading Station (connections to Paddington every 10 minutes)

12 Mins
Park & Ride to Reading

15 Mins
Drive to Twyford station (Crossrail)

30 Mins
Drive to Heathrow Airport

2022
New arrival experience from Train Station

RETHINKING SUSTAINABILITY AT BUILDING 1010

At 1010 we deliver an environment that strengthen connections between people and the places they work, visit and play.

We understand the importance of wellbeing and efficiency 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.

Winnersh Triangle Business Park has committed to achieving net zero carbon emissions by 2050, aligned with Science Based Targets. We have also made a commitment that if any tenant comits to becoming net zero carbon, Winnersh Triangle will match this commitment.

Surrounding amenities and access to sustainable transport options

Natural daylight

Occupier areas have smart, automatic, sub-metering so energy consumption can be tracked

Occupiers receive a small (5%) discount on electricity costs through the service charge

Good practice water efficiency fixtures

In July alone, avoided emissions from the solar PV, represents the equivalent of planting 813 trees

129kWp rooftop solar PV, powering the common areas

Prevention of glare across the buildings

BREEAM in use rated 'Very Good'. The building produces 22% less carbon emissions than standard buildings

Biodiversity improvements through native plants and bird feeders around the building

ISO14001 accredited (Environmental Management System) through MAPP

LED lights throughout

Extensive ecological features on site

Highly efficient reversible ground source heat and cooling pump (actively heats and cools the building using stable ground temperatures)

1010

Contacts

Letting agents

HOLLIS HOCKLEY

Rhodri Shaw
07768 448211
rhodri.shaw@hollishockley.co.uk

Chris Barrs
07779 010839
chris.barrs@hollishockley.co.uk

Alice Hilliard
07557 280885
alice.hilliard@hollishockley.co.uk

CBRE

Matt Wilcock
07920 117257
matt.wilcock@cbre.com

Marianne Thomas
07771 513118
marianne.thomas@cbre.com

Jessica Bodie
07500 977451
jessica.bodie@cbre.com

Asset management

FRASERS PROPERTY

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.

Frasers Property
Building 1000, Eskdale Road,
Winnersh Triangle,
RG41 5TS

winnershtriangle.co.uk

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WINNERSHTRIANGLE