

1020



WINNERSHTRIANGLE



WHERE

**WORKPLACE**

MEETS

**FLEXIBILITY**

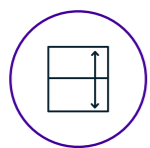
Over 6,000 people work at Winnersh Triangle and we value the experience of everyone. We deliver environments that strengthen connections between people and the places they work, visit and play.



3 Wiersma Film Studios  
 3 Matchtech  
 3 Corsair, Inc.  
 2 BMC Software  
 2  
 1 Ferguson  
 1  
 G Qik  
 G Atos  
 G EZopen



Prominent park location



Impressive double height reception



Secure on-site parking  
1:289 sq ft



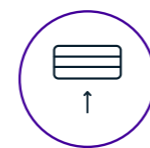
Active chilled beam air conditioning



Rated EPC C & BREEAM Very Good



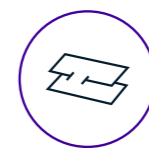
3\* Fitwel site



Metal suspended ceilings



2x13 person passenger lifts



Raised access floors (150mm void)



LED lighting



Cycle facilities



Shower facilities

# IO20 OFFERS THE PERFECT LOCATION FOR YOUR WORKING ENVIRONMENT



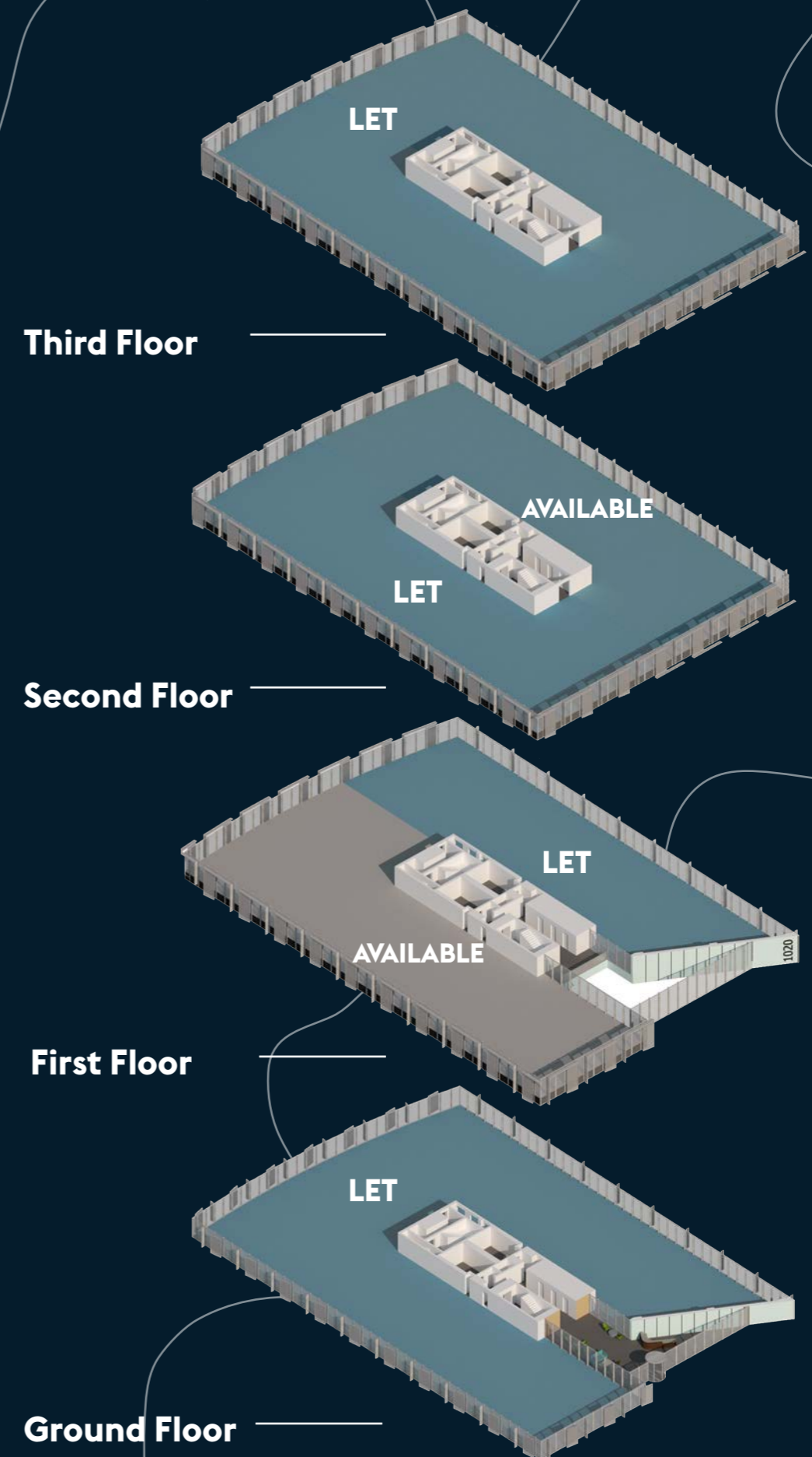
# FLOORPLANS

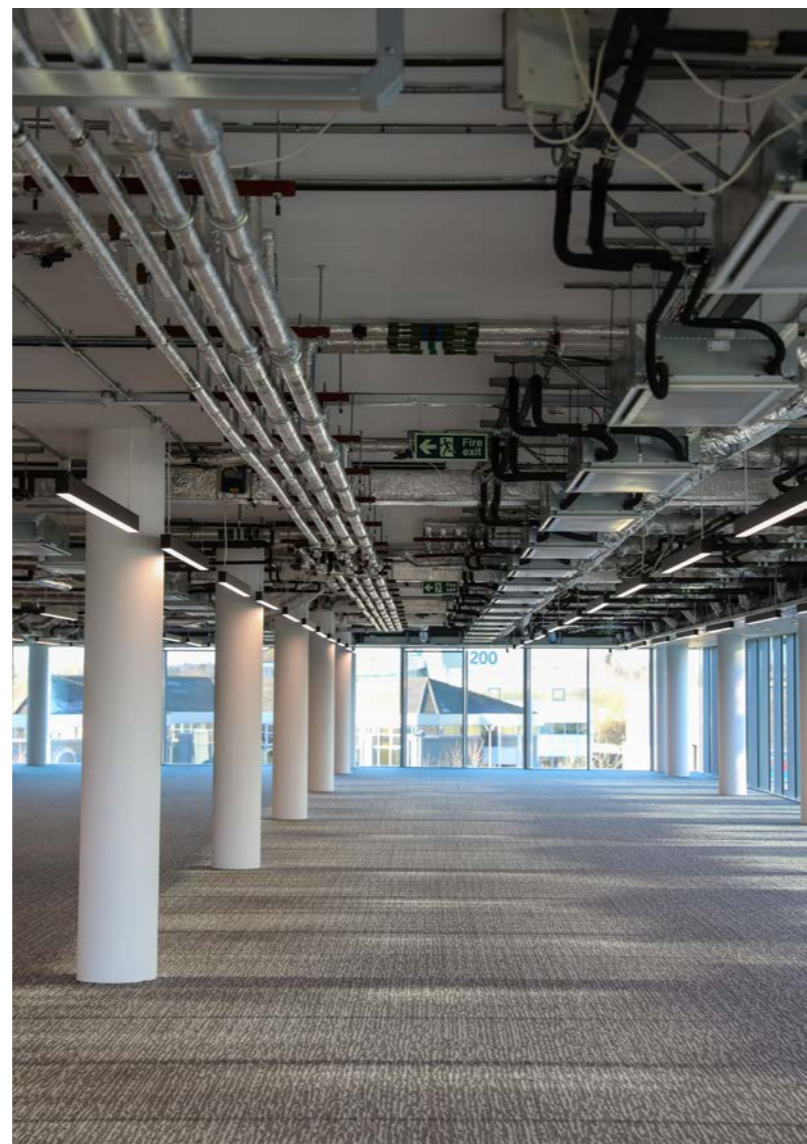
Building IO20 has been designed to accommodate multiple occupiers. The generous floor to ceiling height and open floor plates provides an abundance of natural light throughout the workspace.

## ACCOMMODATION SCHEDULE

AREA	SQ FT*	AVAILABILITY
Third floor	-	LET
Second floor	11,604	Available now
First floor	12,083	Available now
Ground floor	-	LET
<b>TOTAL</b>	<b>23,687</b>	

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





# WHERE COLLABORATION MEETS COMMUNITY



## A DIVERSE BUSINESS MIX







**BUSINESS  
CAFES  
CONNECTIONS  
EVENTS  
FITNESS  
FLEXIBLE SPACE  
HOTELS**

**CYCLING  
NATURE  
RESTAURANTS  
STREET FOOD  
SPORTS  
WELLBEING  
PARK APP**



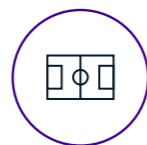
The Exchange  
Cafe | Meeting  
rooms |  
Co-working



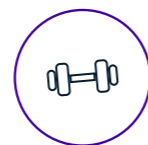
470 social  
events a  
year



Gather &  
Gather cafes



Wellness  
centre & All  
weather pitch



New state of  
the art gym



Pop up  
shops



Horticultural  
events



Boules  
pitch



Monthly  
newsletter



Park wide  
wifi



Park & Ride



New social  
groups, classes  
and activities



Park app

# WHERE WORKPLACE MEETS WELLBEING

Building 1020 is located in the heart of Winnersh Triangle's main amenity hub and close to Winnersh Triangle train station. There are lockers, showers and dedicated bike parking for active commuters and lunchtime exercisers.



Your Community

- Gather & Gather Café
- Sports and wellness centre
- Move HQ gym
- Winnersh Meadows Outdoor seating, orchards & outdoor gym
- Gather & Gather Café, pétanque & event space
- EV charging points
- Children's day nursery
- Winnersh Triangle train station with frequent Central London connections

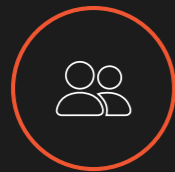


- Cycling routes to Twyford
- Dinton Pastures Country Park
- A329, 2 min drive to Junction 10 of M4
- EV charging points
- Street food & pop-ups
- The Piazza
- Gather & Gather Café & The Exchange co-working space
- EV charging points
- Solar panels
- Bike hire
- Crowne Plaza Hotel with spa, gym, pool, bar & restaurant
- New Park & Ride with 500 pay & display spaces, (Q3 2022)

# The Exchange

The Exchange is a co-working space by Frasers Property that provides an agile and welcoming workspace for dynamic companies.

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



# SUSTAINABILITY

## AT THE IO2O BUILDING



Winnersh Triangle has committed to achieving net zero carbon by 2050, certified with the Science Based Targets initiative. Winnersh Triangle has invested significantly into efficiency, biodiversity and resilience of the estate in order to meet our sustainability goals.

The IO2O building is BREEAM rated 'Very Good'. The building produces 22% less carbon emissions than a standard office building.

We have also created sustainable bio-diverse improvements across the Park, using native planting, introducing bees hives to promote pollination and nesting boxes for birds, bats and hedgehogs around the buildings to encourage wildlife.

Winnersh Triangle Business Park actively looks to collaborate with occupiers who have made their own carbon reduction commitment.



Surrounding amenities and access to sustainable transport options



Natural daylight



Smart, automatic, sub-metering so energy consumption can be tracked



BREEAM in use rated 'Very Good'.



5,000 neighbouring bees producing Winnersh Triangle honey



ISO14001 accredited (Environmental Management System)



Water efficiency fixtures



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



129kWp rooftop solar PV, powering the common areas



LED lights throughout



Target EPC C



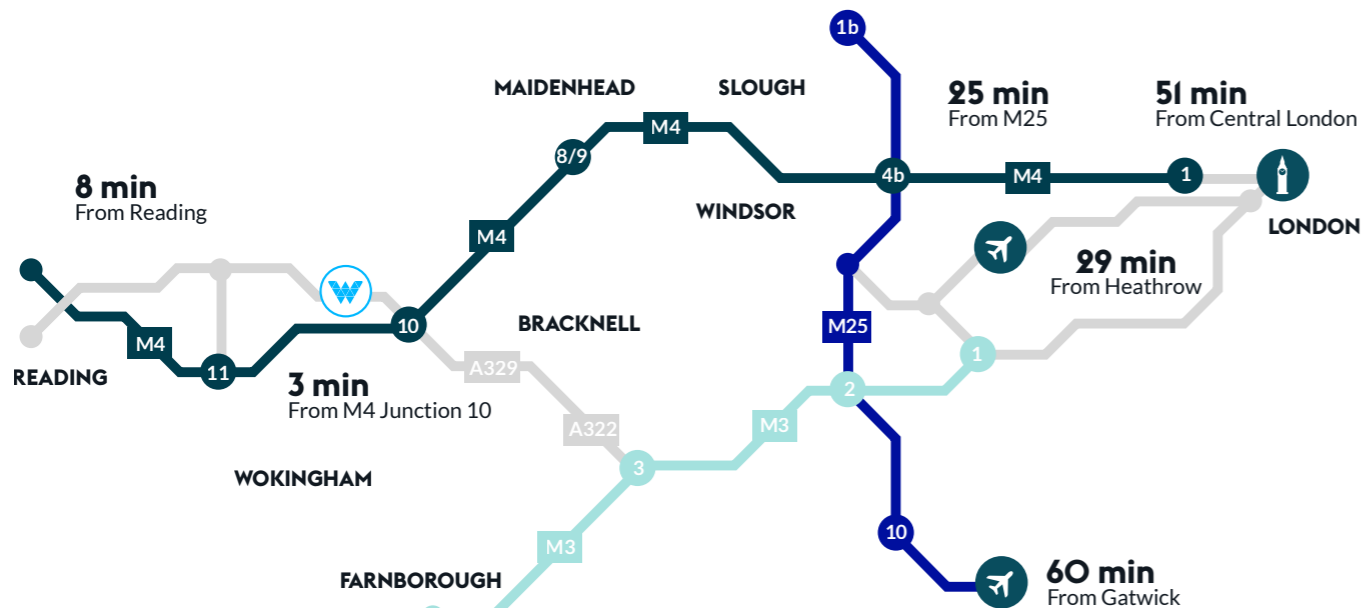
Highly efficient reversible ground source heat and cooling pump

# 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 to 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



**Ryde**  
Onsite free bike hire

# 1020

## Contacts

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### Letting agents



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### Asset management



Fraser's 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.

**Postcode: RG41 5TS**

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

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