

1010



WINNERS TRIANGLE







WHERE

**WORKPLACE**

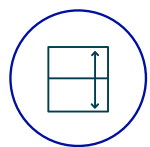
MEETS

**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



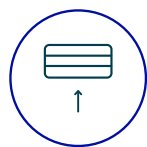
Impressive  
double height  
reception



Active chilled  
beam air  
conditioning



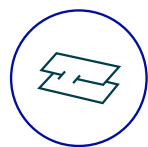
Rated EPC C &  
BREEAM Very  
Good



Metal  
suspended  
ceilings



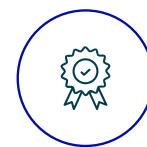
2x13 person  
passenger  
lifts



Raised  
access floors  
(150mm void)



LED lighting



3\*Fitwel site



Secure  
basement  
parking  
1:289 sq ft



Cycle  
facilities



Showers  
for active  
commuters &  
lunchtime fitness



# 1010 OFFERS THE PERFECT LOCATION FOR **YOUR WORKING ENVIRONMENT**





# SUSTAINABILITY

## AT THE IOIO BUILDING

BREEAM®

fitwel<sup>SM</sup>

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 IOIO 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



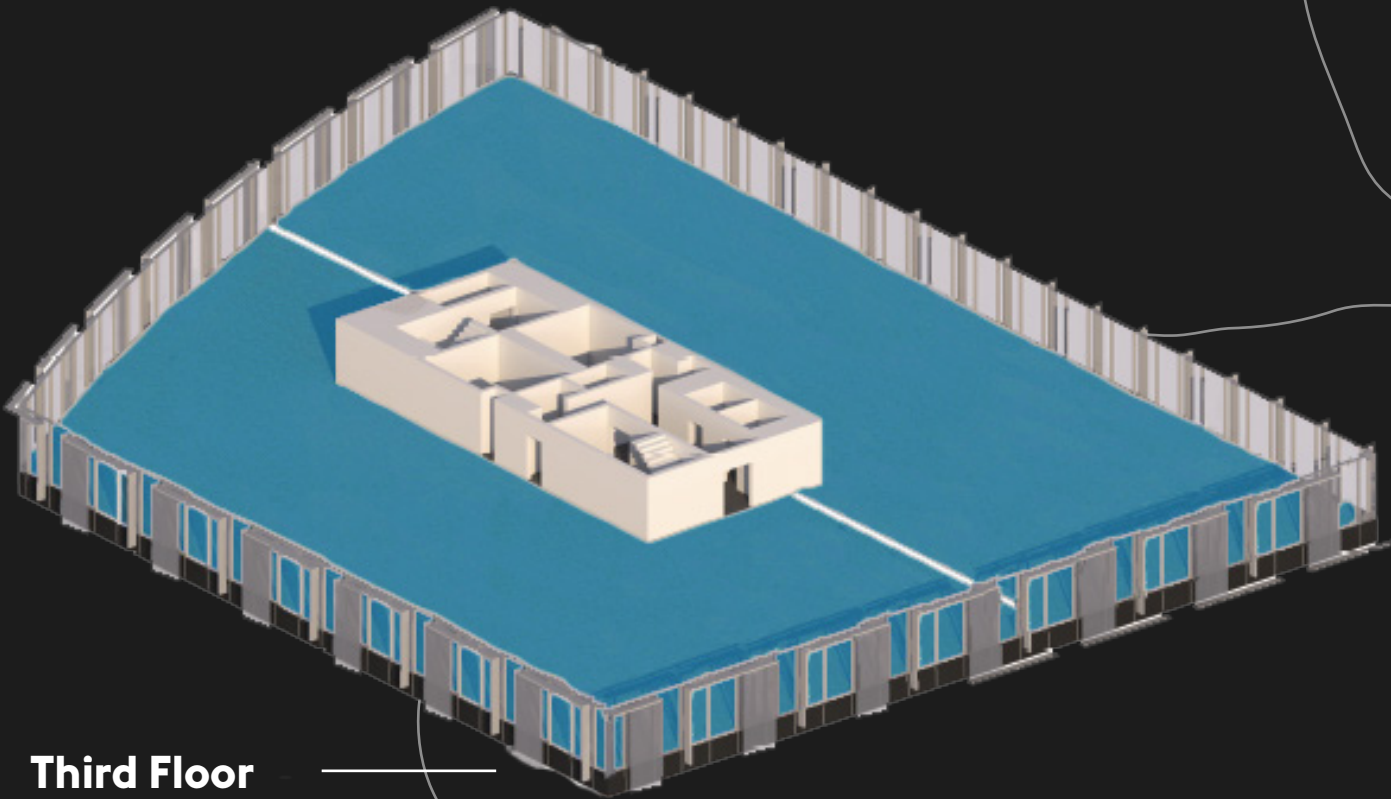
# FLOORPLANS

Building IOIO 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 East	10,021	Available now
Third floor West	8,943	Available now
Second floor	LET	
First floor	LET	
Ground floor	Please see next page	
TOTAL	18,964	

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





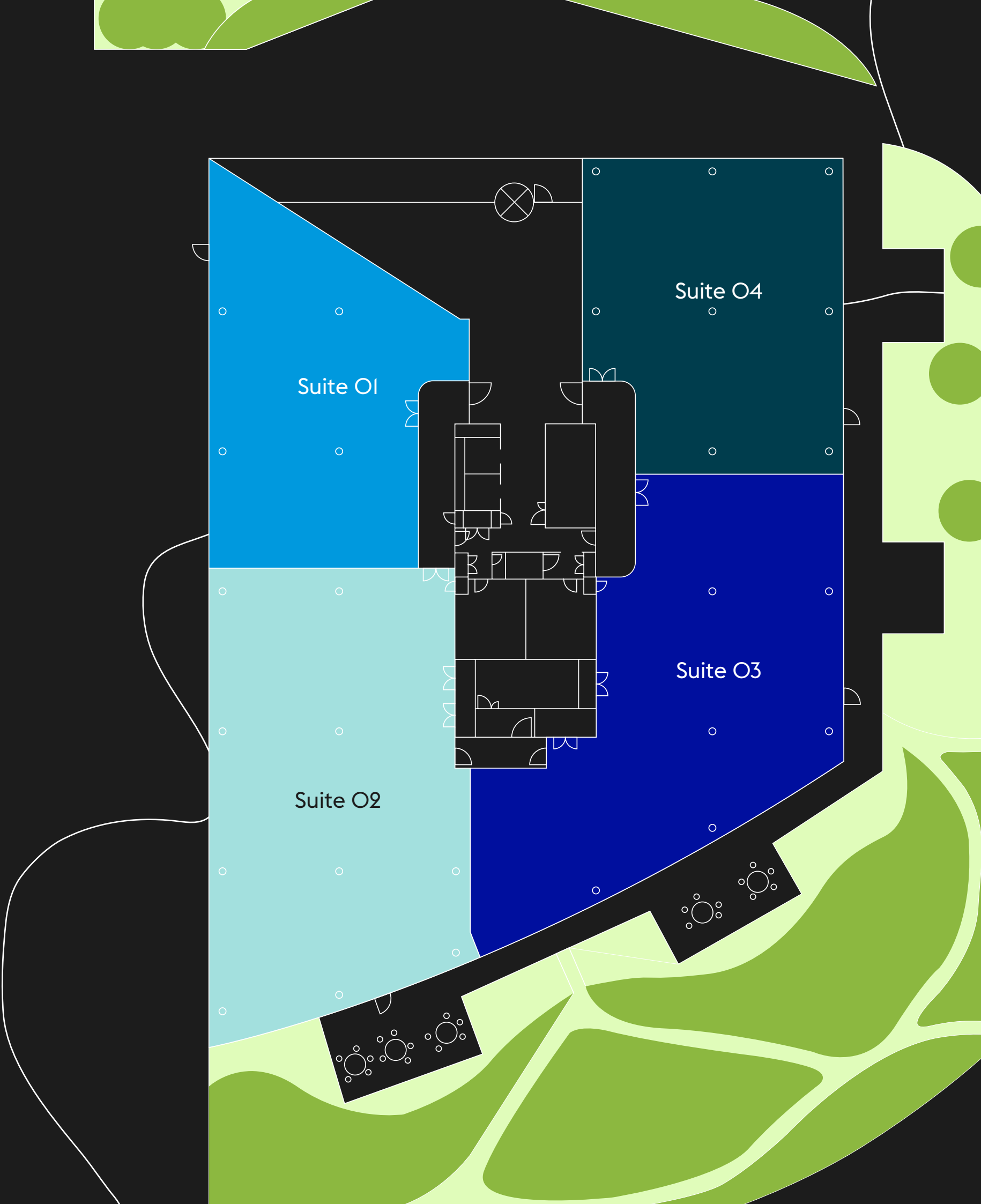
# GROUND FLOOR

IOIO ground floor suites have been designed for growing companies to enjoy a sociable space. Collaborative spaces have been created in the reception area and there is also access to your own outdoor terrace.

## ACCOMMODATION SCHEDULE

AREA	SQ FT*	AVAILABILITY
Suite 1	3,291	Available now
Suite 2	4,878	Available now
Suite 3	4,741	Available now
Suite 4	3,395	Available now
TOTAL	16,305	

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







Indicative fit-out





Indicative fit-out



# WHERE COLLABORATION MEETS COMMUNITY



## A DIVERSE BUSINESS MIX







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

**CYCLING  
NATURE  
RESTAURANTS  
STREET FOOD  
SPORTS  
WELLBEING**



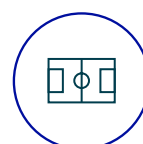
The Exchange  
Café | Meeting  
rooms | Co-working



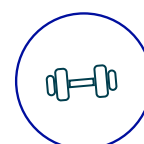
470 social  
events a  
year



Gather &  
Gather cafés



New 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

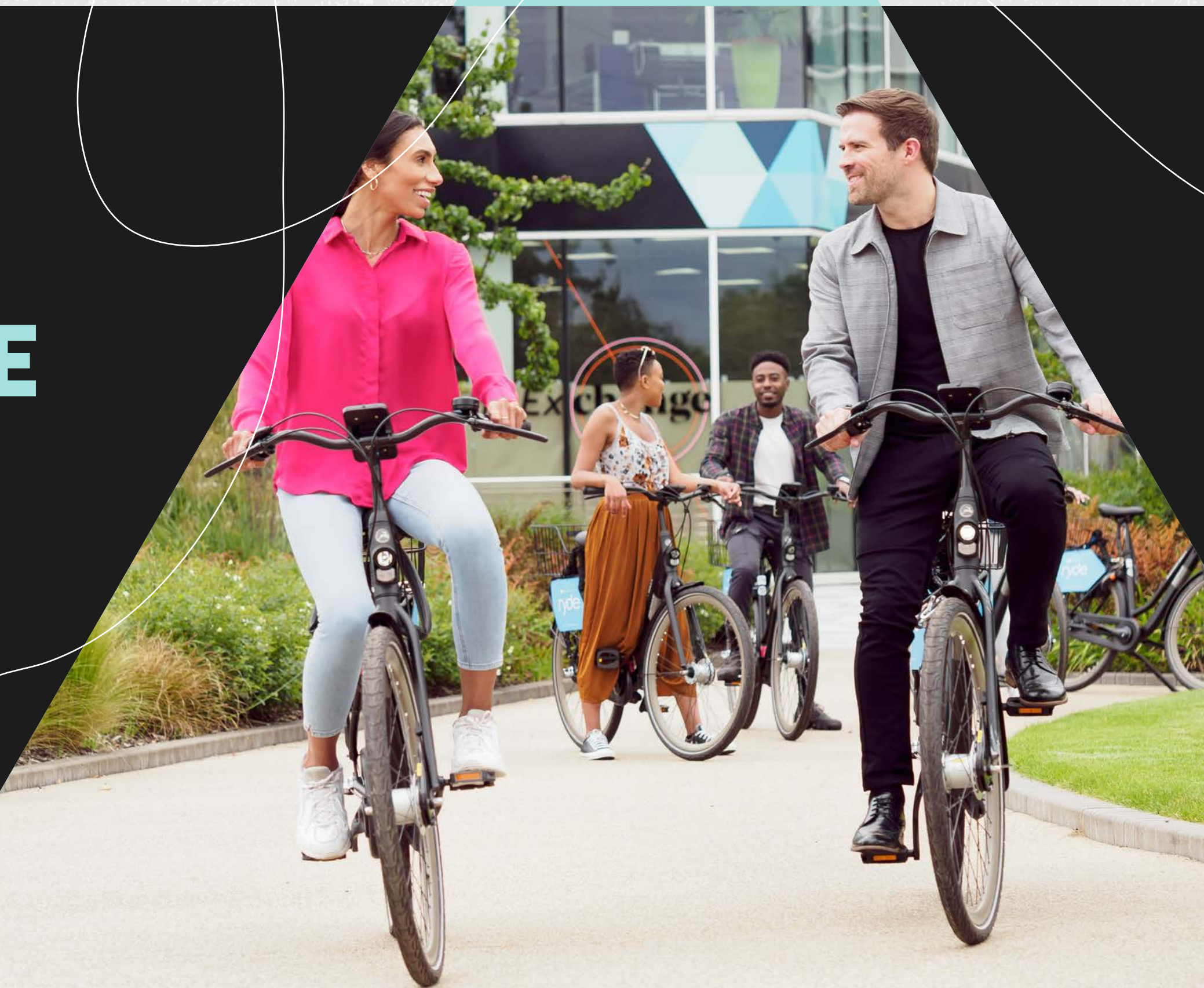


New social  
groups, classes  
and activities



# WHERE WORKPLACE MEETS WELLBEING

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





# Your Community

Gather & Gather Café

Sports and wellness centre

Winnersh Meadows  
Outdoor seating,  
orchards &  
outdoor gym

Move HQ  
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)

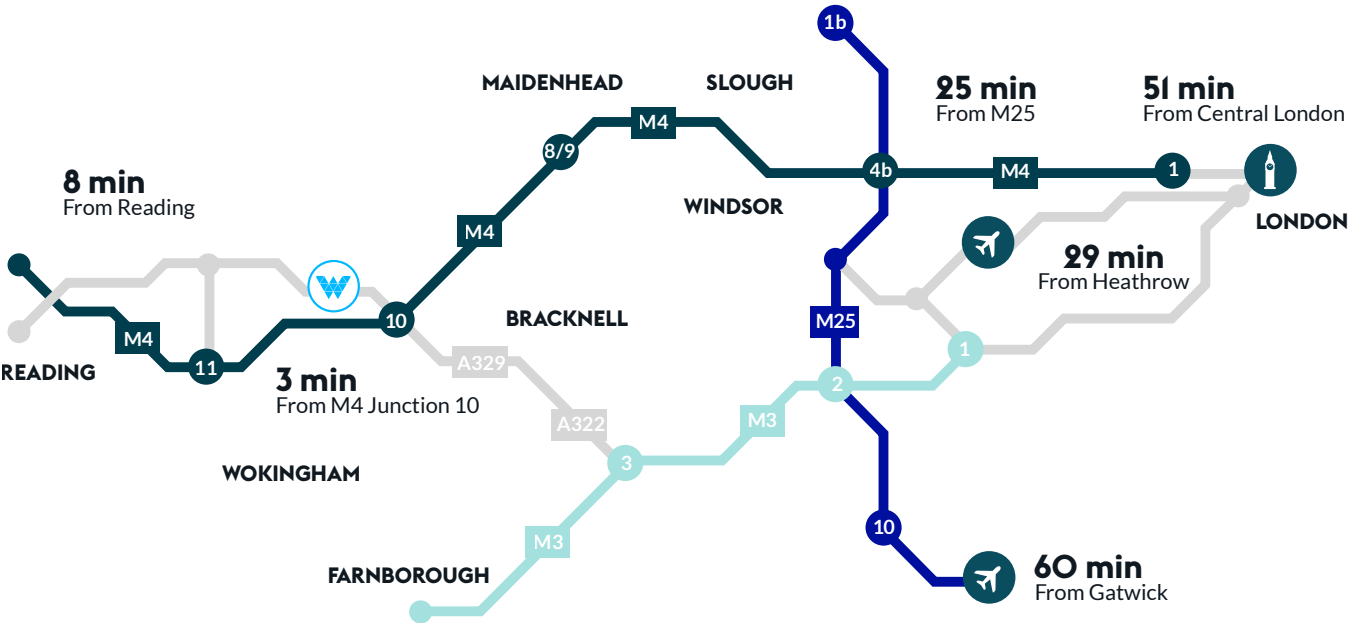


# WHERE ROAD MEETS RAIL

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



### 2022

New arrival experience from Train Station



# 1010

## Contacts

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### Letting agents



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### Asset management



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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Winnersh Triangle,  
**RG41 5TS**

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

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**WINNERSH TRIANGLE**