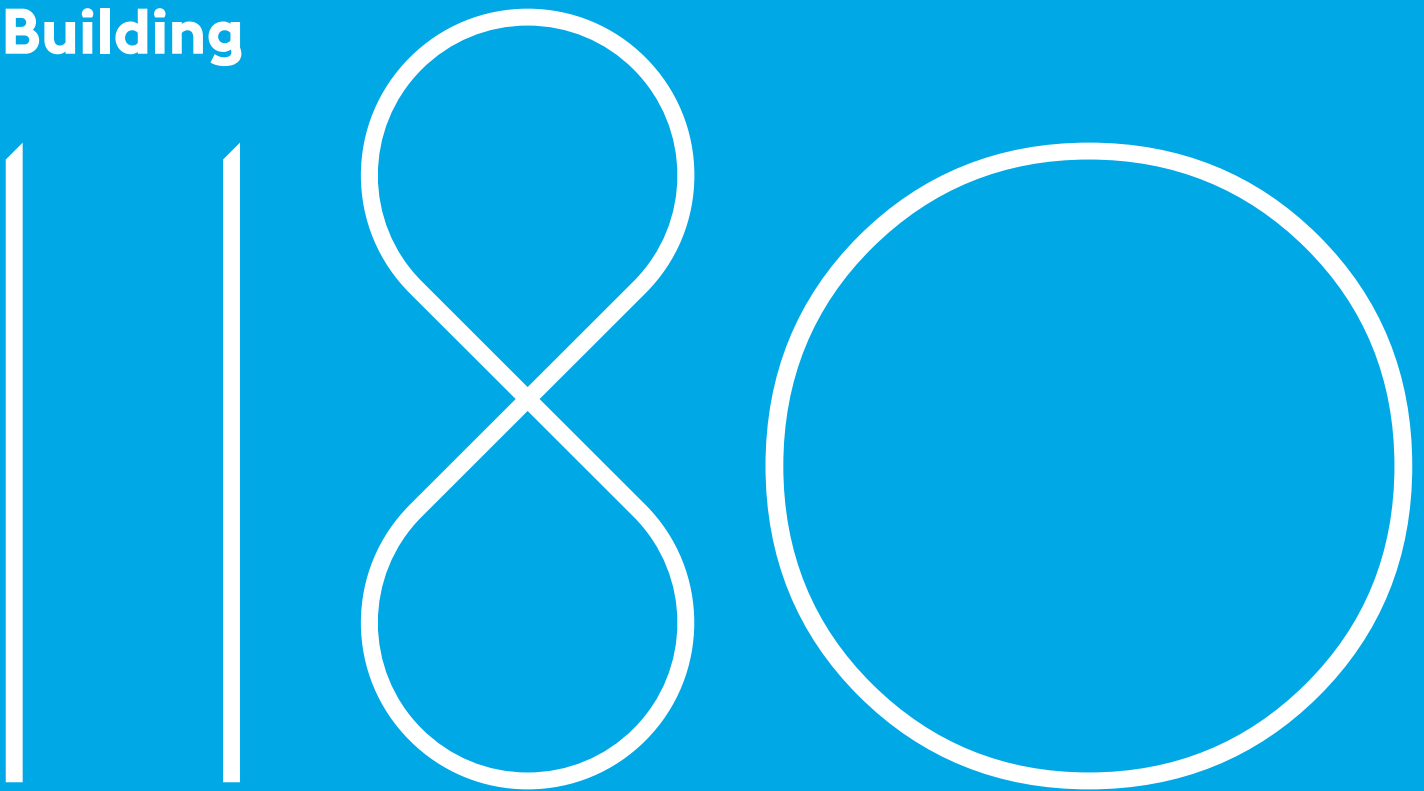


Building



Space with infinite opportunity

3rd and 4th floors available

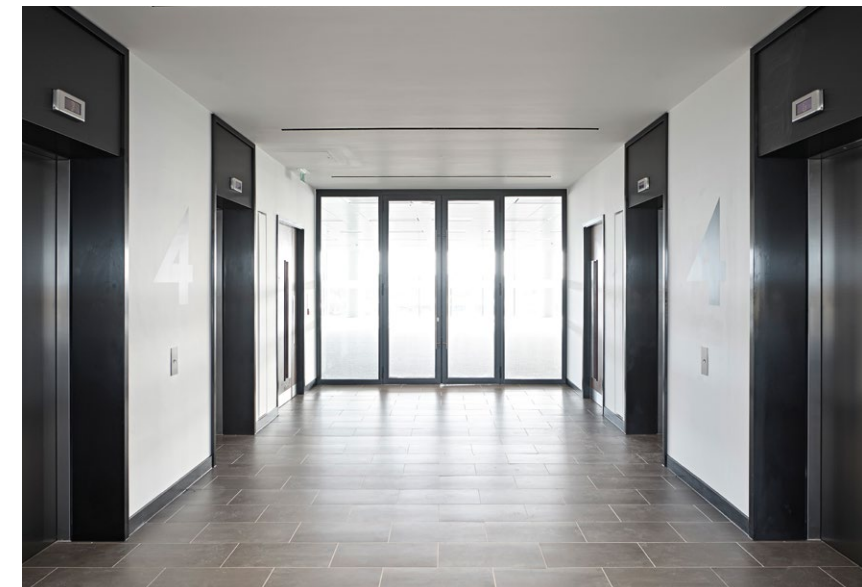
Grade A office space
RG41 5TU

winnershtriangle.co.uk

Space
to inspire...
designed for
the future
of work

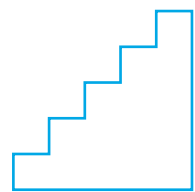


Building 1180 has available space on the 3rd & 4th floor, with views overlooking Dinton Pastures. The space is contemporary, light and vibrant. On the ground floor there is a large welcoming reception and a café with co-working and casual meeting areas.

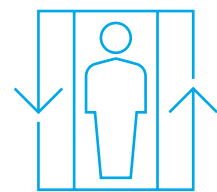


Building 1180's flexible work and social spaces support modern workstyles and collaboration, so employees get the most out of office time.

High-spec floorplates for fast-paced businesses. Light and space are keynote features, creating a comfortable, stylish environment that boosts productivity and is, quite simply, a great place to work.



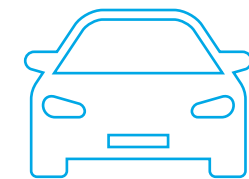
3rd and 4th floors
available



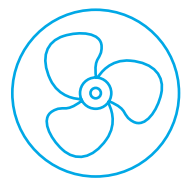
Four
passenger lifts



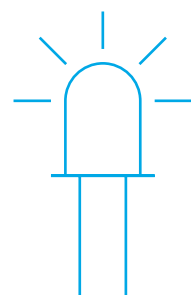
BREEAM very good
and EPC B



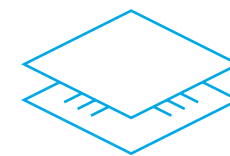
Car parking ratio
of 1:289 sq ft (196 spaces)



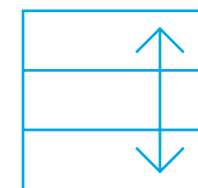
Active chilled beam
air conditioning



PIR controlled
LED lighting



Raised floor
(150mm void)



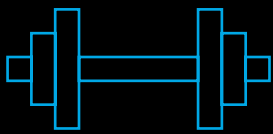
Imposing
double-height reception

Space details

Employee wellbeing is at the heart of thriving companies. From physical fitness and mental wellness to support for families, social spaces and park-wide events. Building 1180 at Winnersh Triangle offers a wealth of accessible and inclusive support for its 5000-strong community.

Positioned adjacent to The Court and The Cabin all-weather pitch and wellness centre and opposite the state-of-the-art Move HQ gym, active wellbeing is just a few steps away. **Here's why...**

Space...
where wellbeing is
much more than standard



Move HQ
New gym and elite sports performance centre



Pétanque pitch
Relax European-style

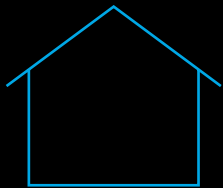


Outdoor table tennis
Take on your colleagues



Showers and changing facilities
Refreshed and raring to go

Body



The Court and The Cabin
All-weather pitch and wellness centre



Garden allotments
(coming soon)



Abundant green spaces
Connect with nature in 24-acre Winnersh Meadows



Spectacular views
360° panoramic views

Mind



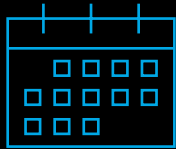
Three Gather & Gather Cafés
Meet and eat, with healthy food options



Social groups, classes & activities
Expand your social network

The Exchange

The Exchange: café, meeting rooms and co-working facility
Change up your workspace



Events
Over 500 park events a year

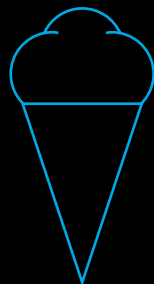
Social



Charity events
Have fun and give back



Planting
7,000 bulbs and 60 new trees planted in 2021



Seasonal street food events
1,000 ice cream given away each year



Toad Hall Nursery
High quality, convenient childcare

Community



Winnersh Triangle is the largest business park in the UK with 3* FITWEL accreditation for excellence in health and wellbeing.

We go beyond the basics so that our buildings, parks and suppliers exceed industry standards. We continuously push the boundaries of what it means to be green, helping you meet your ESG targets.
Where we are now:

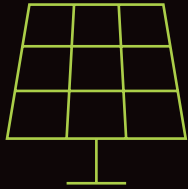
Space to be greener...



Use 100% renewable energy



Common areas in 1180 powered by solar panels



19,000 sq ft of solar panels installed across the park

Energy



3* FITWEL accreditation



ISO 14001 environmental management system

Certification



Ryde hire bikes free to use for all occupiers



Electric vehicle charging (coming soon)



20 secure cycle bays

Transport



Community nature trails upgraded



Park wide waste policy and recycling facilities

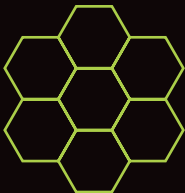


Ongoing planting programme

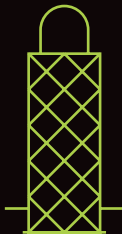
Environment



Six bird boxes



Four beehives

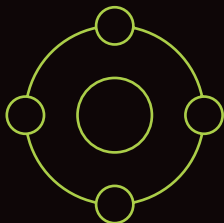


Hedgehog houses, bat boxes and bird feeders

Wildlife



2025 5* GRESB ranking

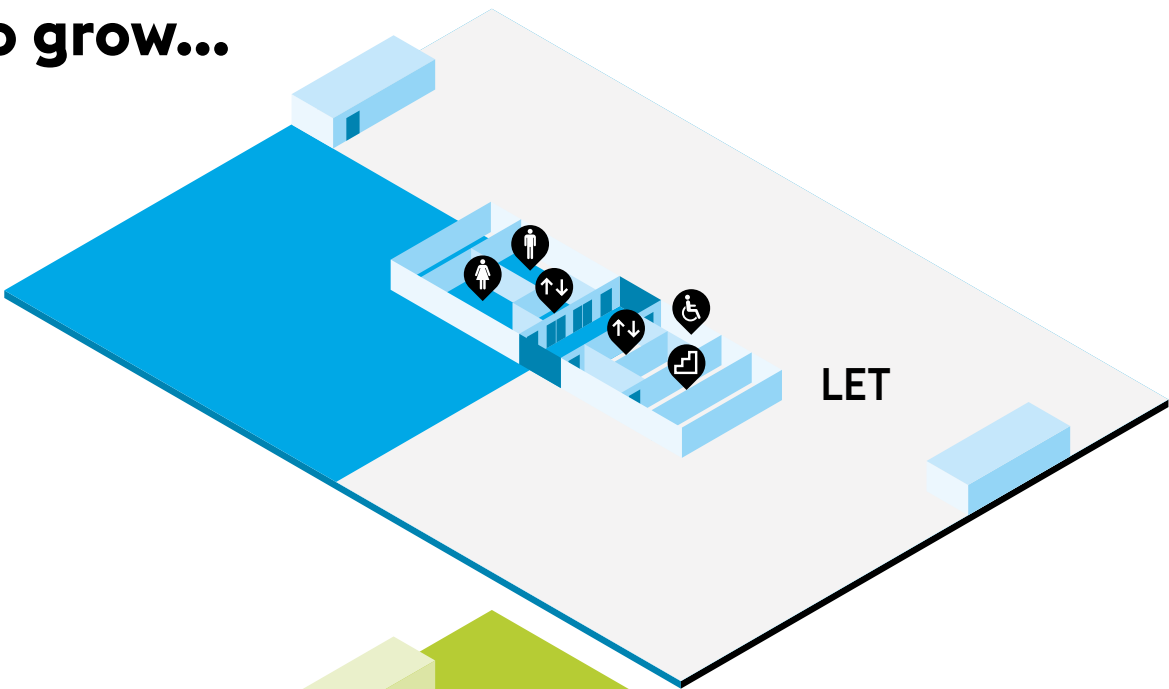


2050 Net zero carbon

Targets

Space to grow...

4



3



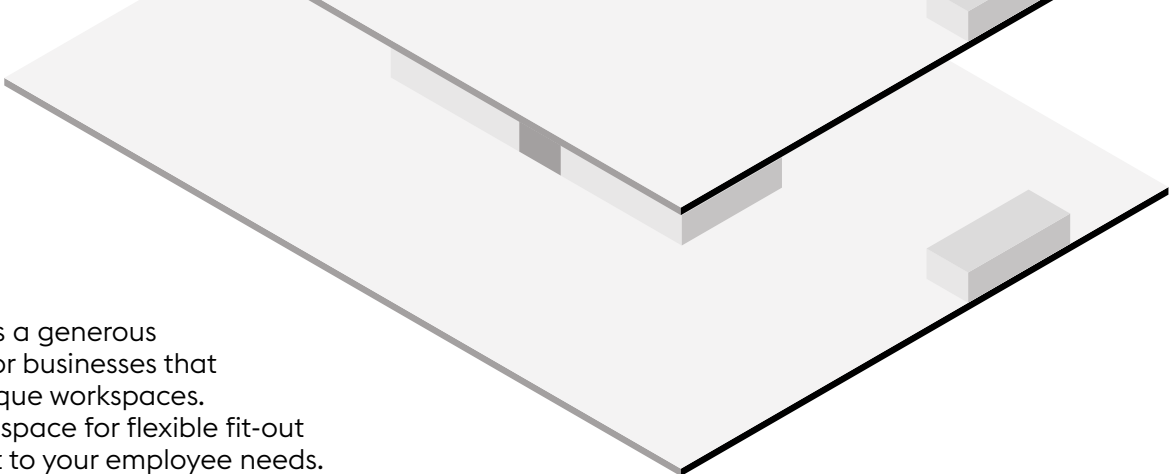
2



1



G



Building 1180 offers a generous footprint perfect for businesses that want to create unique workspaces. There is abundant space for flexible fit-out options that adapt to your employee needs.



Floor	sq ft	sq m
4	8,000	743
3	28,371	2,635
2	Let to Jacobs	
1	Let to Jacobs	
G	Let to Jacobs	
Total	36,371	3,378

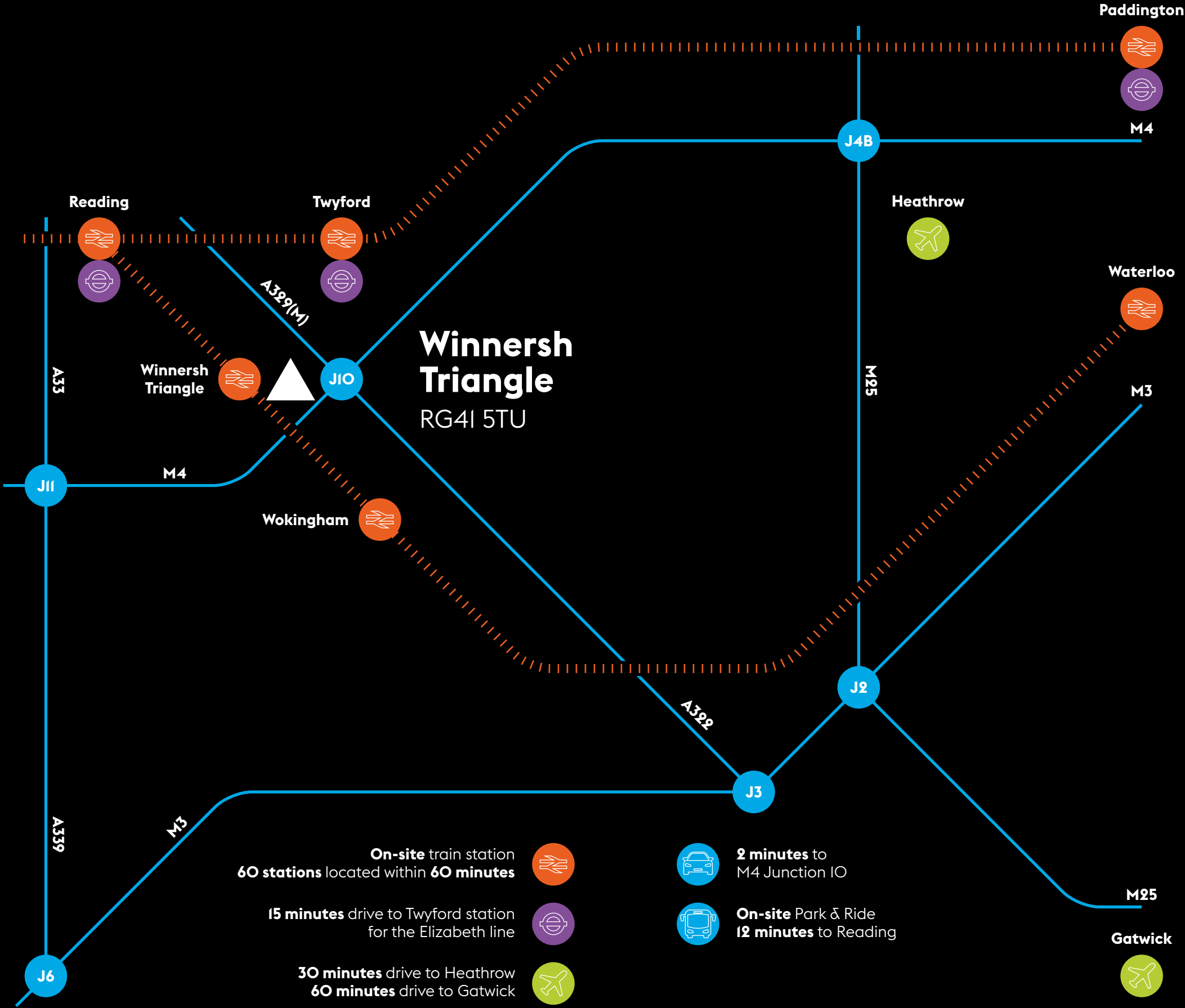
Located within a five minute walk of Winnersh Triangle train station and close to other onsite amenities, Building 1180 is prominently positioned on park with excellent frontage to the A329(M).

Space in the perfect place...

Reading

12 minutes
bus journey

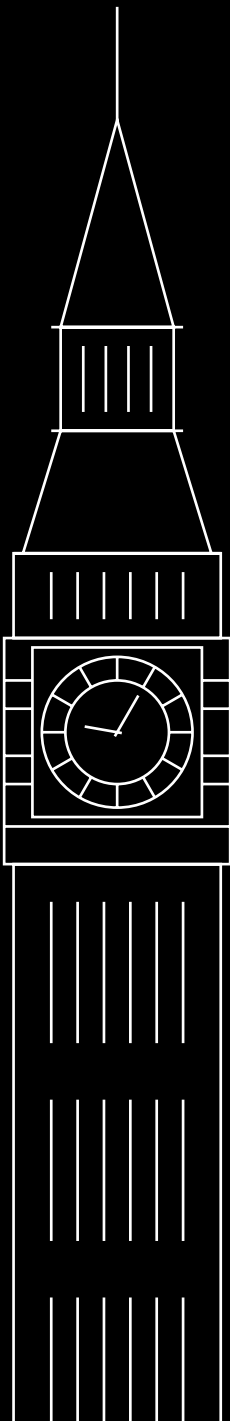
7 minutes
train journey



London

Less than an hour
drive to West London

36 minutes
train journey to Paddington



Space for you...
at **Winnersh Triangle**



1180

Ryde bike hire
Move HQ
Winnersh Meadows
Gather & Gather Café, pétanque & event space
Ryde bike hire
Solar panels
Charging points
The Piazza & Ryde bike hire
Children's day nursery
Crowne Plaza Hotel with spa, gym, pool, bar & restaurant
Winnersh Triangle train station with frequent Central London connections

Cycling routes to Twyford
Dinton Pastures Country Park
A329(M), 2 minutes drive to M4 Junction 10
Gather & Gather Café
The Court & The Cabin for park wellbeing
Charging points
Street food & pop-ups
The Green
Gather & Gather Café & The Exchange co-working space
Charging points
Solar panels
Bee hives
Bridge walkway to train station
New Park & Ride with 500 pay & display spaces, (Q3 2022)



Chal
Rein

ng today.
ng tomorrow

Take up your space in Building 1180

For more information please contact the joint agents:



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winnershtriangle.co.uk