

# The 210 Building

31,000 sq ft **AVAILABLE.**

31,000 sq ft Let to Hewlett Packard Enterprise.

WINNERSHTRIANGLE.CO.UK

WINNERSH TRIANGLE READING





210  
“I've got a theory:  
if you love your  
workspace, you'll  
love your work  
a little more.”

- Cynthia Rowley

A contemporary, inspiring 62,000 sq ft newly refurbished office building available immediately. 31,000 sq ft is let to Hewlett Packard Enterprise, leaving 31,000 sq ft available on the first floor. The building has been completed to the highest quality and is full of cost saving sustainability features.





10 person  
passenger  
lift



BREEAM -  
Very Good  
EPC:B



Collaborative  
working zones



Car parking  
ratio at  
1:220 sq ft



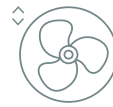
LED  
lighting



Bike rack  
facilities



Shower  
facilities



VRF heating  
and cooling  
system



Occupancy  
design  
1:8 sq m NIA



WCs and  
disabled  
WCs



Exposed  
services



Rooftop solar  
PV panels



Access control  
with audio-  
video intercom  
entry system

The 210 Building is designed to accommodate multiple occupants with areas starting at 7,000 sq ft.

FIRST FLOOR  
Available



	sq ft	sq m	Availability
Reception	1,873	174	Co working and breakout area
Ground floor	Let to Hewlett Packard Enterprise		
First floor	31,571	2,933	Available
TOTAL (NIA)	63,314	5,882	







# A workspace to inspire creativity and collaboration

The new reception and flexible working areas have been created with productivity and collaboration in mind. The double height reception consists of full height glazing allowing employees and visitors to be greeted with an abundance of natural light filtering through to the flexible working areas.





“Coming together is a beginning;  
keeping together is progress;  
working together is success.”

- Henry Ford



A community for  
business that  
is better  
than ever





# Connecting places

1 HOUR DRIVE  
TIME - ACCESS  
TO 533,000  
PEOPLE



**Onsite**

Train  
station



**2 Mins**

Drive from M4  
Junction 10



**Onsite**

Ample onsite,  
secure car  
parking



**7 Mins**

Train journey to  
Reading Station  
(Connections to  
Paddington every  
10 minutes)



**12 Mins**

To Reading  
from Winnersh  
Triangle  
Park & Ride  
via bus



**15 Mins**

Drive to  
Twyford station  
(Crossrail)



**30 Mins**

Drive to  
Heathrow  
Airport



**60 mins**

60 train stations  
located in 60  
minutes



A329 (M)  
2 mins drive from  
M4 Junction 10

New  
Cycle Hub

Upgraded bridge linking  
to station

Winnersh Triangle  
Railway Station.

Expanded  
Park & Ride

# Re-energising people

There's more to life than work, which is why we have created spaces to give everyone's wellbeing a boost. We believe a positive work life balance leads to increased productivity, lower absenteeism and a happier, less stressed workforce.

Here at Winnersh you will find:



3x Gather & Gather cafés



Pétanque pitch



Table tennis



Cycle hub and shower facilities

**The Exchange**

The Exchange: Cafe | Meeting rooms | Hot desks



Park wide wifi



New social groups, classes and activities



Planned garden allotments

**OVER 500  
EVENTS PER  
YEAR**





## Your Community

### Key:

#### Features on the park include:

- ⚡ Electric vehicle charging
- 🌿 Bio-diversity areas
- ☀️ Solar panels
- 📶 Wifi in all common areas



The court and the cabin

Gather & Gather Café

Move HQ gym

Winnersh Meadows

Gather & Gather, pétanque & event space

Charging points

Children's day nursery

Winnersh Triangle train station with frequent central London connections

210

Cycling routes to Twyford

Dinton Pastures Country Park

A239, 2 min drive to Junction 10 of M4

Charging points

Street food & pop-ups

The Green

Gather & Gather Café & The Exchange co-working space

Charging points

Bike hire

Crowne Plaza Hotel with spa, gym, pool, bar & restaurant

New Park & Ride with 500 pay & display spaces



# Sustainability Outcomes

Please see below all the current characteristics that makes the 210 Building at Winnersh Triangle a truly green building for you and your team.



BREEAM assessed buildings see an average carbon emission reduction of 22% compared to standard non-BREEAM buildings



100% renewable electricity supplied by rooftop solar panels to power the common areas



100% renewable electricity procured for occupiers through the grid



Energy efficient equipment (e.g. LED lights, heating, hot water, cooling, ventilation systems, lifts,) to reduce operational costs



Electric vehicle chargers on site



End of trip facilities installed such as showers and lockers on each level



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



Insulation installed in the roof, walls and floor



Water efficient equipment and fixtures e.g. WCs, urinals, taps, showers with leak detection and flow control devices installed



Commissioning and testing carried out on the Building Management System to ensure optimal performance for operation



Optimised for acoustic performance (sounds insulation, indoor noise level, reverberation)



Sustainably sourced materials e.g. timber, glass



Considerate Construction Scheme certified



Biodiversity improvements through native plants and bird feeders around the building







# Discover your future



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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