

RECONNECTING PLACES. R  
ETHINKING OFFICES. RES  
PONSIBLE WORKPLACES.

**REWORKING WINNERSH.**

RECONNECTING PEOPLE. R  
THINKING SPACES. RESP  
NSIBLE ENVIRONMENTS.

# RETHINKING WINNERSH

Fraser's Property is investing £6.0m into Winnersh Triangle's landscaping and amenity offer to create the region's best workplace with a vision to support up to 10,000 people.

## CONTENTS:

1. Reworking Winnersh
2. Rethinking workplaces
3. Re-energising people
4. Reconnecting places
5. Responsible environments




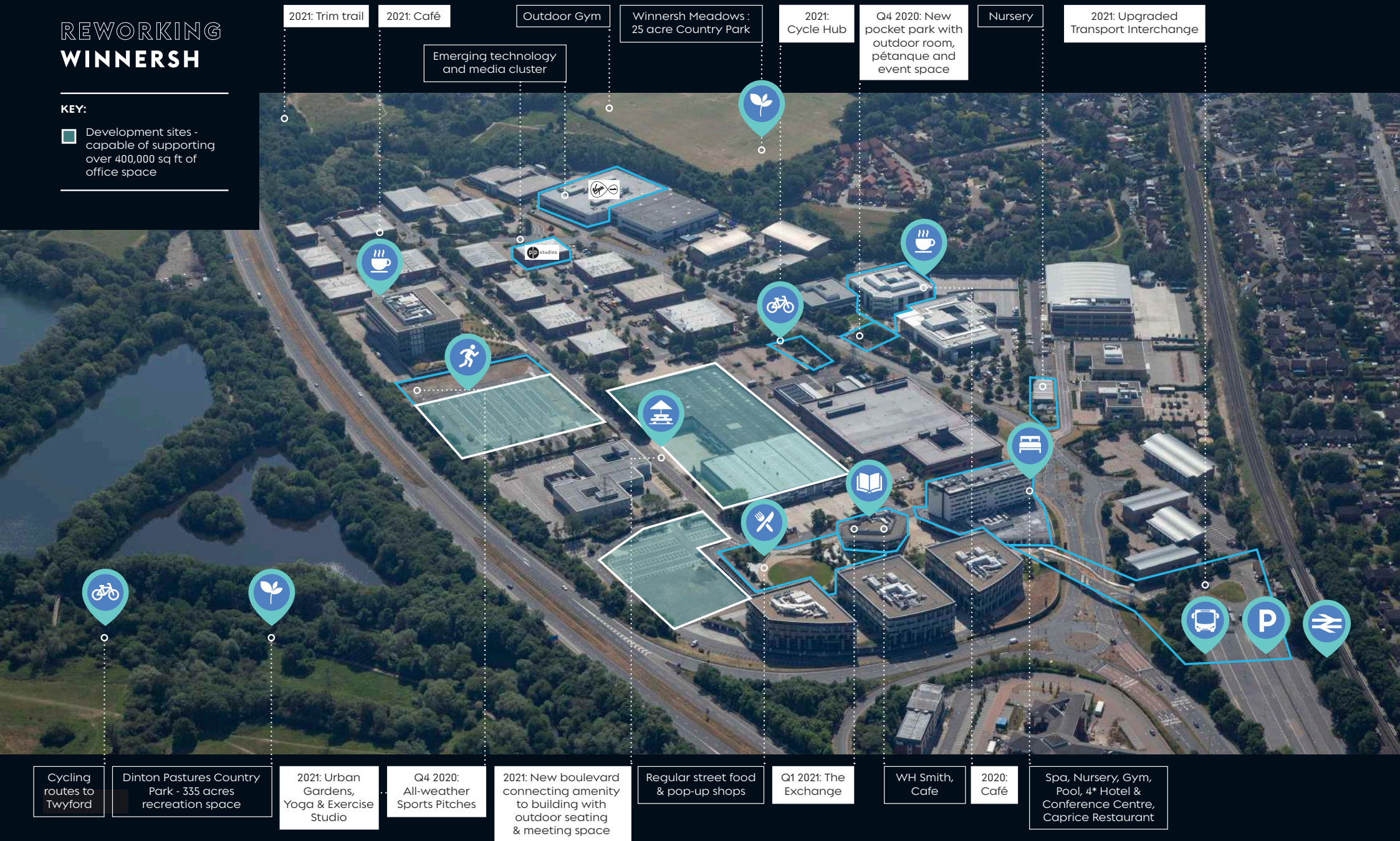
Q4 2020 :  
New Eskdale Road Boulevard



# REWORKING WINNERSH

## KEY:

 Development sites - capable of supporting over 400,000 sq ft of office space





# RETHINKING WORKSPACE

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.

In response to our customers demands for agile working, Frasers Property has developed 'The Exchange'. This is a new concept that provides a flexible workspace for dynamic companies and their people who want to connect in an inspiring, technology rich environment. Opening Q1 2021.

FOCUSED  
ON PEOPLE  
CREATING  
VIBRANT, SAFE  
WORKPLACES



*The Exchange*



2020 & 2021:  
New boulevards  
and pathways



2020: Outdoor  
meeting pods



2021: Wellness Centre  
and event space



Q1 2021: The Exchange -  
enabling agile working





# RE-ENERGISING PEOPLE

There's more to life than work, which is why we have created spaces to give your wellbeing a boost as well as your career.

We believe a positive work life balance leads to increased productivity, lower absenteeism and a happier, less stressed workforce.

## 45 EVENTS A MONTH

from pilates and bootcamp to yoga and reflexology, French classes to workshops, and street food trucks to summer musical afternoons and BBQs.

## NEW IN 2021



2x Gather & Gather cafés



Pétanque pitch



3x outdoor tennis tables



Garden allotments



Cycle hub and shower facilities

**The Exchange**

The Exchange: Cafe | Meeting rooms | Hot desks

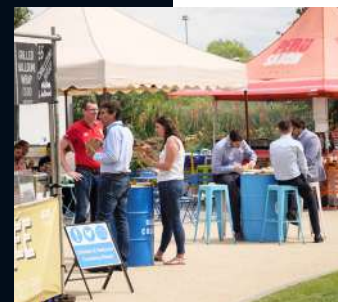


Park wide wifi



New social groups, classes and activities

WE HOST  
540 EVENTS  
A YEAR





# RECONNECTING PLACES



Onsite

Train  
station



2 Mins

Drive from M4  
Junction 10



Onsite

Ample onsite,  
secure car  
parking



30 Mins

Drive to  
Heathrow  
Airport



7 Mins

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



12 Mins

To Reading from  
Winnersh Park &  
Ride via bus



15 Mins

Drive to  
Twyford station  
(Crossrail)



2021

New arrival  
experience from  
Train Station

LESS THAN  
AN HOUR DRIVE  
TO WEST  
LONDON



A329 (M)  
2 mins drive from  
M4 Junction 10

2021: New  
Cycle Hub

2020: Upgraded bridge  
linking to station

2021: Expanded  
Park & Ride

Winnersh Triangle  
Railway Station. 60  
train stations located  
in 60 minutes

Parking



# RESPONSIBLE ENVIRONMENTS

Sustainability is a key contributor to our success and our unifying idea is at the core of all we do as well as the way we do business. At Winnersh Triangle, we are leveraging opportunities provided by sustainability to provide better outcomes for our occupiers, customers, employees and the community through the following:

213 NEW  
TREES BEING  
PLANTED



2020

New park wide  
waste policy



2020

Support of local  
community to  
upgrade nature trails



2020

100% use of  
renewable  
energy



2020/21

Solar panel roll  
out program



2020/21

New wellbeing  
initiatives



2021

New facilities  
to enable  
more cycling



2025

5\* GRESB  
ranking



2030

Net zero carbon  
in all landlord  
areas



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