

RECONNECTING PLACES. R
ETHINKING STUDIOS. RES
PONSIBLE WORKPLACES.

REWORKING WINNERSH.

RECONNECTING PEOPLE. R
THINKING STAGES. RESP
NSIBLE ENVIRONMENTS.

800 SERIES

STUDIO A & B

INTEGRATED CLUSTERS

Winnersh Triangle has attracted a rich variety of occupiers including users from the media, medi-health, life sciences, technology, artificial intelligence and engineering sectors. We provide them with dynamic spaces to encourage networking, supported by a rich amenity offer.

Our vision for Winnersh's future is to expand this multidisciplinary environment by developing a new generation of agile buildings that will encourage collaboration and shared ideas, geared towards creative thinking, problem solving and innovation.



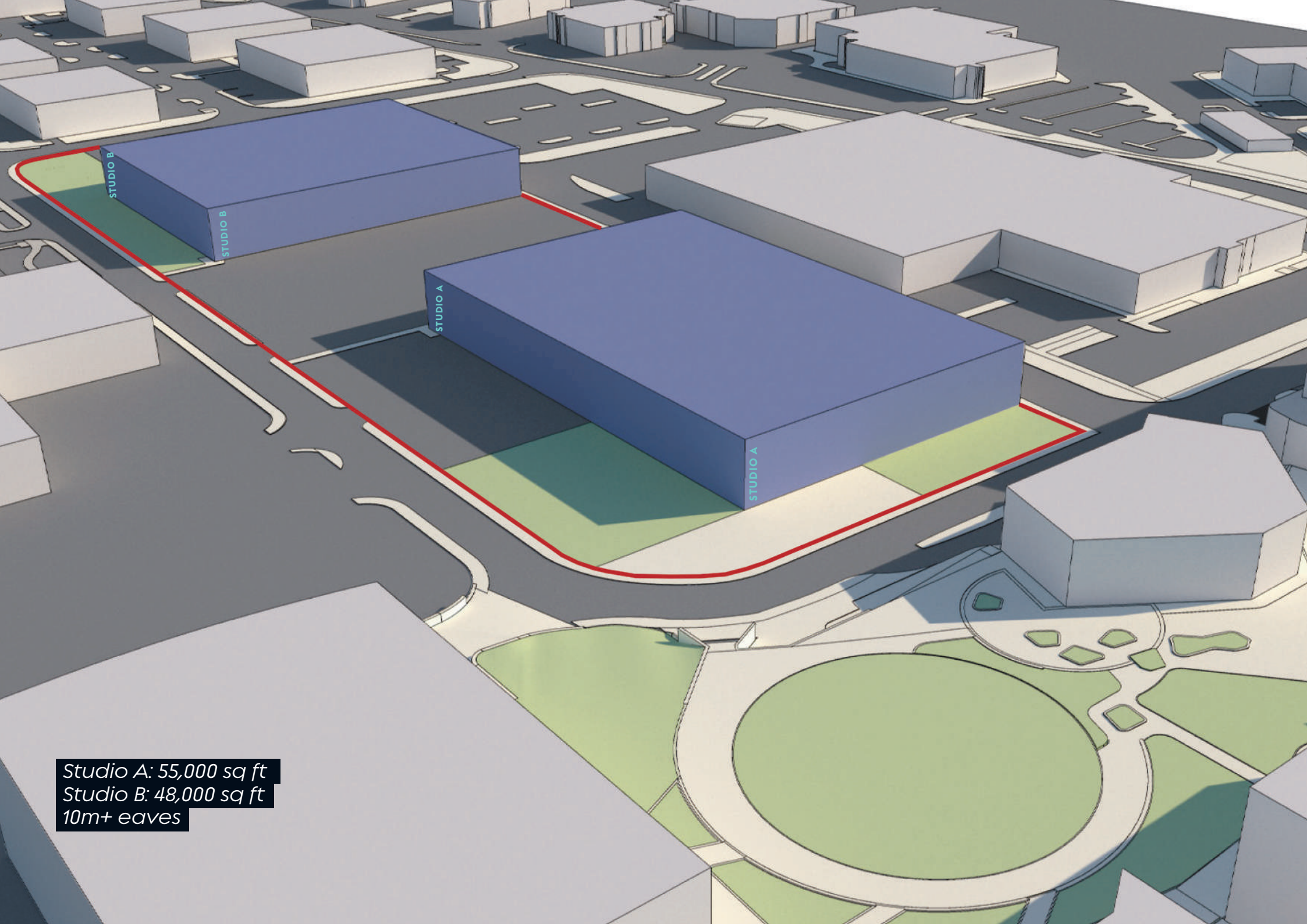
*Here East,
Auckett Swanke*

800 SERIES

A unique opportunity to redevelop
c5 acres at the heart of Winnersh
Triangle, creating a bespoke studio
campus of over 100,000 sq ft.

An aerial photograph of an industrial estate. A large, rectangular building with a blue outline is highlighted in the center. The text '800 SERIES' is overlaid on this building. The surrounding area includes various other industrial buildings, parking lots, and green spaces. A road runs along the bottom left, and a river or canal is visible on the far left. The overall scene is a mix of urban development and natural greenery.

800
SERIES



Studio A: 55,000 sq ft
Studio B: 48,000 sq ft
10m+ eaves



**"WINNERSH
TRIANGLE GAVE
US THE IDEAL
OPPORTUNITY TO
CREATE SOMETHING
OUTSTANDING."**


Pip Studios is a world class audio post-production facility, providing a wide range of audio services for the Film, TV and Streaming industries. It opened its brand new studios in July 2020.

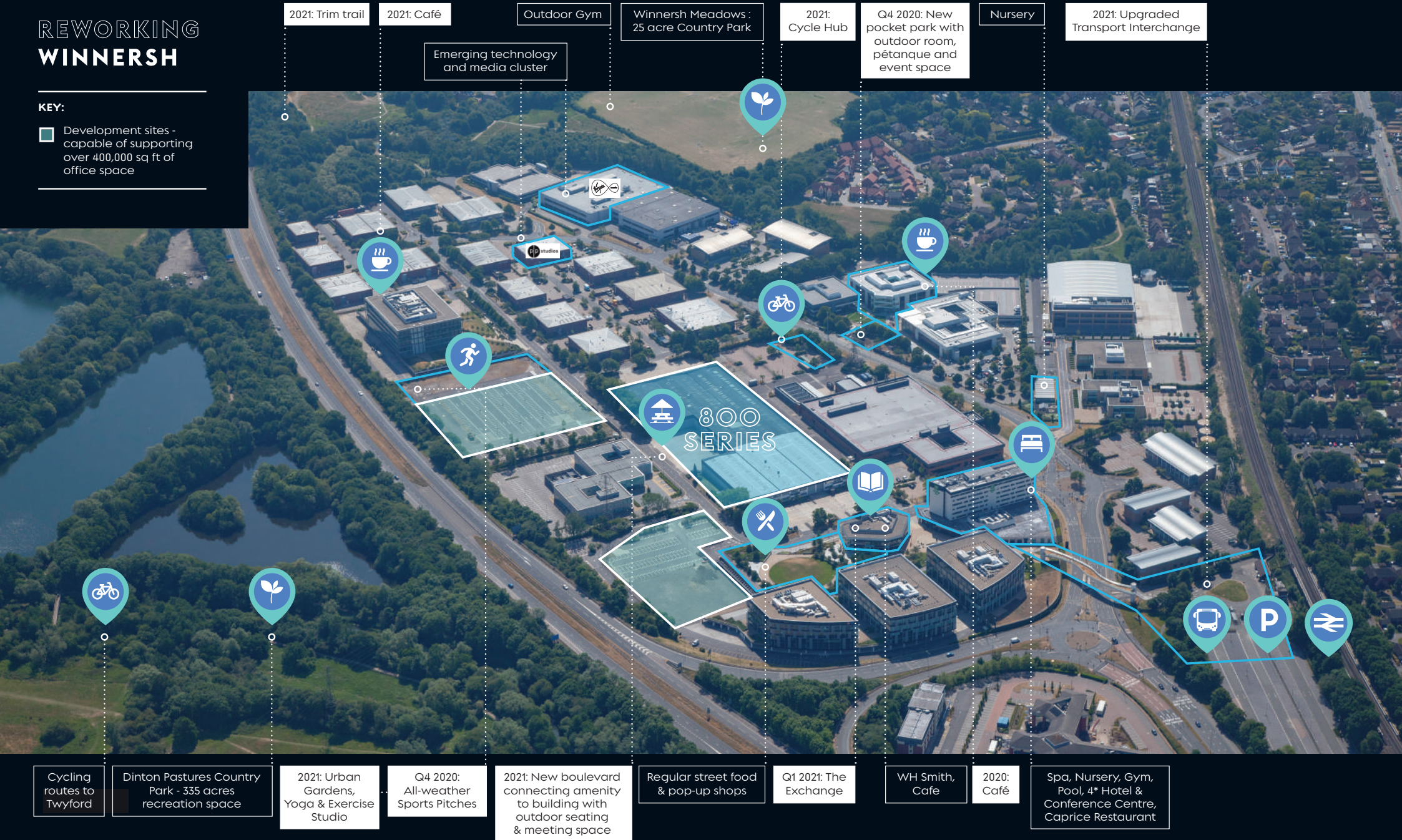
"We are excited to be making the move to Winnersh Triangle where we have the unique opportunity to create a bespoke high-tech space for our growing business.

Many of our clients travel internationally to visit us and with Heathrow within 30 minutes and access to 4* hotels with spas and gyms onsite, Winnersh Triangle will enable us to offer our clientele the right experience of our business, whilst remaining within striking distance of London."

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.



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







1010

GATHER
&
GATHER

GATHER
&
GATHER

Cap
Restaurant

DISCOVER YOUR FUTURE



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