

BUILDING

1180

Completion Q3 2021



14,000-56,742 sq ft



Top two floors
available



Extensive
refurbishment

**A CONTEMPORARY,
INSPIRING, NEWLY
REFURBISHED
OFFICE BUILDING.**

Redefine your first impression

Building 1180 is part of a new generation of agile business spaces at Winnersh Triangle encouraging collaboration and shared ideas, geared towards creative thinking, problem solving and innovation. Located along the Eskdale Road, it is perfectly situated on the park to give your wellbeing a boost, immediately adjoining the brand-new sports and wellness hub.

The building also houses a new state of the art cafe with co-working space. Providing not only a perfect cuppa or cappuccino but a vibrant atmosphere, giving your team somewhere to relax or catch-up out of the office.

1180 is an easy walk to Winnersh Triangle train station and other onsite amenities; making it simple for you to reconnect people with your business.

1180

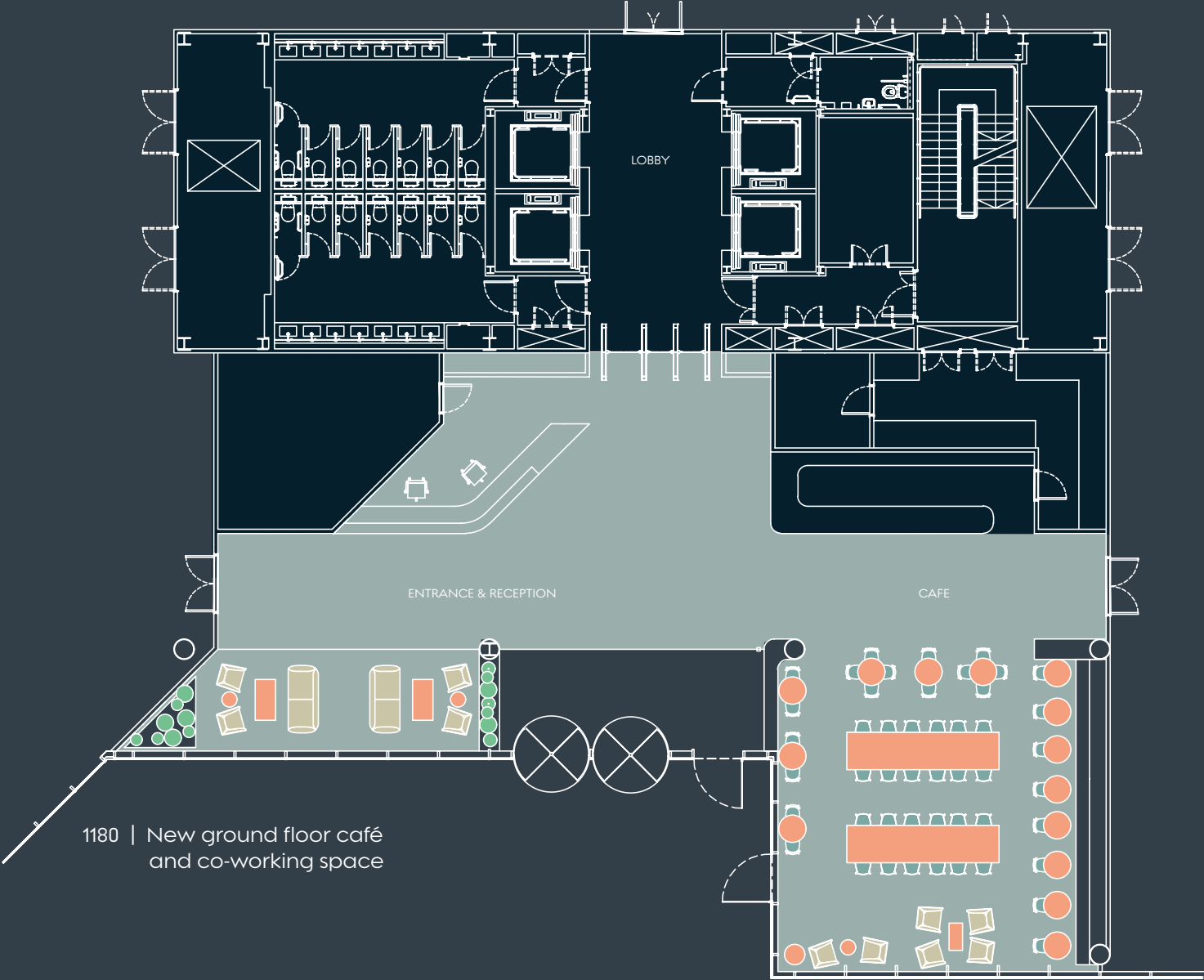
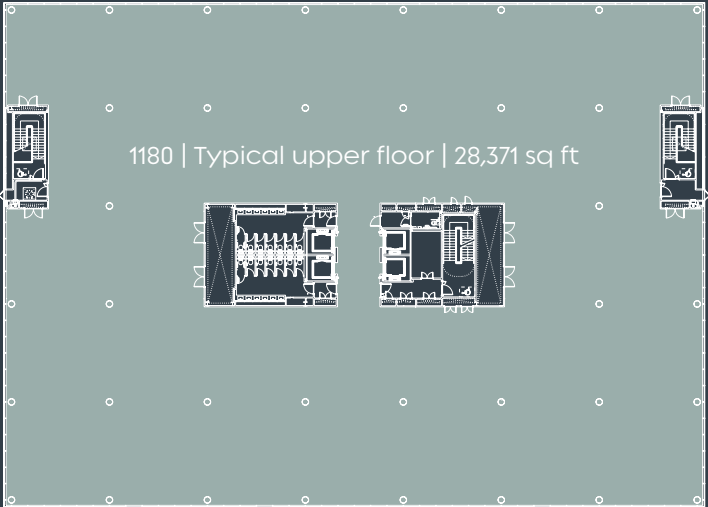


New reception and cafe

Floorplans

Building 1180: Works to refurbish the upper two office floors together with a comprehensively remodelled reception, new cafe and common parts will complete in Q3 2021.

FLOOR	SQ FT	SQ M
Fourth	28,371	2,635
Third	28,371	2,635
Second	LET TO JACOBS	
First	LET TO JACOBS	
Ground	LET TO JACOBS	
TOTAL	56,742	5,270
Reception/Café/Breakout	3,989	370





1180

Specification



PIR controlled
LED lighting



4 passengers
lifts



Secure cycle
bays



Showers and
changing facilities



Active chilled beam
air conditioning



Target BREEAM
Very Good



Café and
co-working area



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



Raised floor
(150mm void)



Imposing
double-height
reception



Potential
workspace CGI

Re-energising people

540 EVENTS
PLANNED
FOR 2021

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.

45 EVENTS A MONTH – from pilates and bootcamp to yoga and reflexology, French classes to workshops, and street food trucks, 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

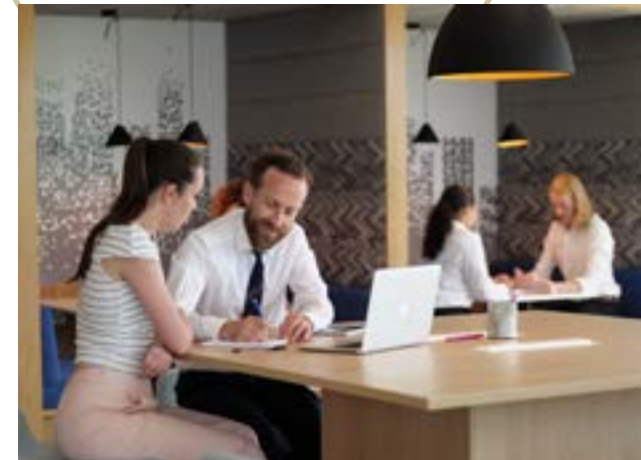
The Exchange: Cafe | Meeting rooms | Hot desks



Park wide wifi



New social groups, classes and activities



Your Community

Key:

■ = Coming soon

Features on the park include:

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



Sports and wellness centre

Gather & Gather Café

Winnersh Meadows

Gather & Gather, pétanque & event space

Charging points

Children's day nursery

Winnersh Triangle train station with frequent central London connections

1180

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

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



2021
New arrival experience from train station



A329 (M)
2 mins drive from M4 Junction 10

2021: New Cycle Hub

2020: Upgraded bridge linking to station

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

2021: Expanded Park & Ride



*View from top floor overlooking
Dinton Pastures Country Park*

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:



2020

100% use of renewable energy



2020

New park wide waste policy



2020

Support of local community to upgrade nature trails



2020/21

Solar panel roll out programme



2020/21

New wellbeing initiatives



2021

New facilities to enable more cycling



2025

5* GRESB ranking



2030

Net zero carbon zero in all landlord areas

213 NEW TREES BEING PLANTED





Get in touch

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