

WINNERSHTRIANGLE

Building

630

To let  
Warehouse (under refurbishment)

8,899 sq ft  
RG41 5TP

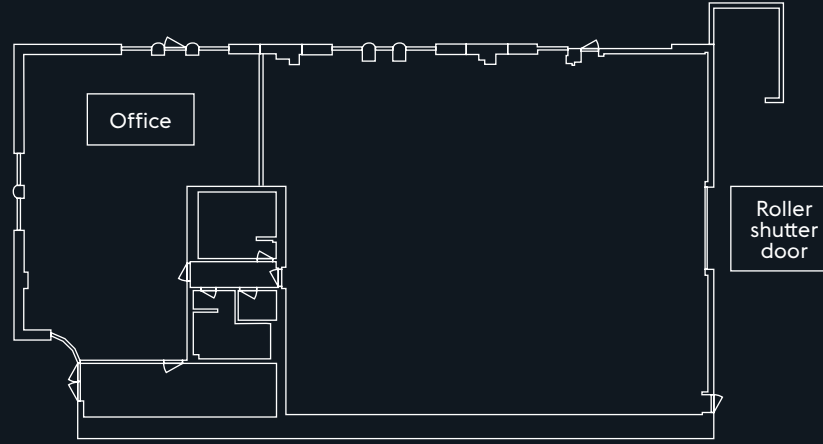




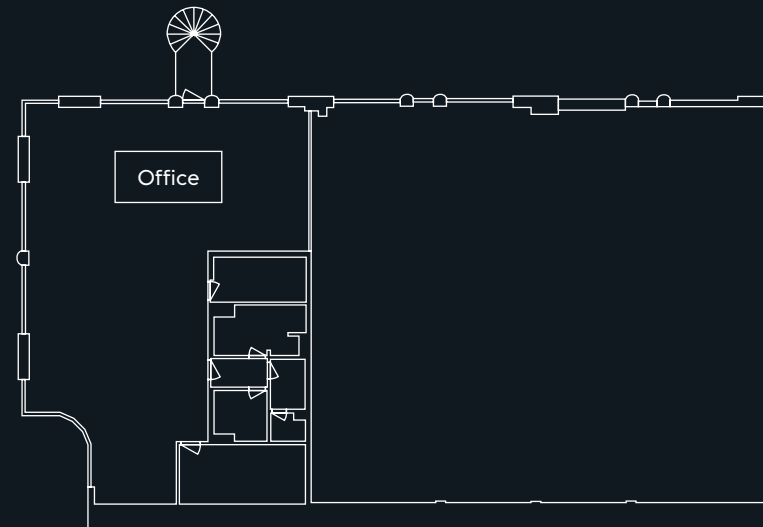
# YOUR SPACE MATTERS

Unit 630 provides high quality office and warehouse space which is currently undergoing refurbishment and will be ready for occupation in Q3 2021.

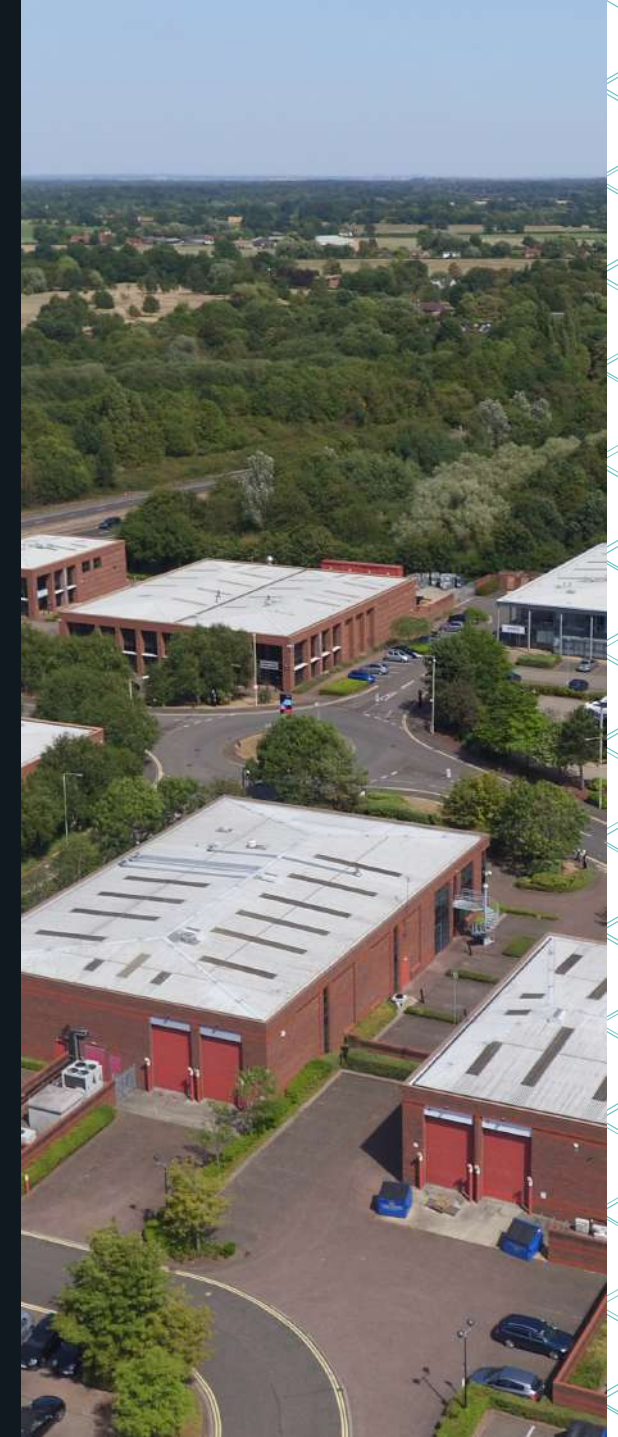
BUILDING 630	SQ FT	SQ M
GROUND FLOOR PRODUCTION/ WAREHOUSE AREA	4,520	420
GROUND FLOOR OFFICE	1,985	184
FIRST FLOOR OFFICE	2,394	222
<b>TOTAL</b>	<b>8,899</b>	<b>826</b>



Ground floor



First floor



# SPACE MATTERS

Proposed specification includes:



Suspended ceilings  
and LED lighting



One electric  
loading door



Ground and first  
floor WCs



Clear height of 6.0m



Portal frame  
construction with  
part brick and  
glazed elevations



28 dedicated car  
parking spaces



EPC rating TBC



3 phase electricity  
supply



Rear loading  
area



Gas supply



Indicative



## Your Community

Key:

■ = Coming soon

Features on the park include:

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





# WELCOME TO WELLBEING

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 workforce.



## ON-SITE EVENTS:



Weekly street food



Pop-up shops & markets



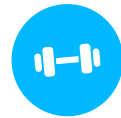
Seasonal socials



Horticultural workshops



Charity fundraisers



Fitness classes

## AMENITIES INCLUDE:



Gym and spa



4 star hotel



Restaurant

WH Smith

Convenience store

GATHER  
— & —  
GATHER

Cafés

The Exchange

Co-working space



Nursery

# WELCOME TO CONNECTIONS

When it comes to transport connections, Winnersh Triangle is hard to better. The Park has its own dedicated rail station, 'Winnersh Triangle', providing direct and frequent rail services to Central London and Reading, with trains running every 30 minutes.



1 HOUR DRIVE  
TIME - ACCESS  
TO 533,000  
PEOPLE



## BY RAIL:

On site train station  
8 mins from Reading  
36 mins from Paddington  
60 stations in 60 minutes  
15 mins drive from Crossrail at Twyford Station  
2021: new station arrival experience



## BY ROAD:

8 mins from Reading  
51 mins from Central London  
Ample secure onsite car parking  
2 mins drive from M4 junction 10



## BY AIR:

30 mins from Heathrow  
30 mins from Gatwick



## BY BUS:

12 mins from Reading via park & ride  
Regular local services via Reading Buses



# RETHINKING SUSTAINABILITY

Frasers Property stands for building happier and more sustainable places and communities.

We understand the importance of wellbeing and efficiency within your business and aim to support our customers by providing a framework for a sustainable and happy communities across our portfolio, contributing to growth and productivity within your business. We are committed to enhancing the condition of our buildings and business parks to support our customers and align with their ESG (or CSR) goals.

We are committed to being carbon neutral by 2050 aligned with the Science Based Targets initiative.



100% use of renewable energy



Park wide waste policy



Support of local community to upgrade nature trails



Solar panel roll out programme



EV charging points



10 bird boxes



**2021**

New facilities to enable more cycling



**2025**

5\* GRESB ranking



**2030**

Net zero carbon zero in all landlord areas



# GET IN TOUCH

If you're interested in joining our business community, please contact one of the team today:

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Fraser's 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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## WINNERSHTRIANGLE.CO.UK

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