

210

Grade A office space

6,900 sq ft to 31,571 sq ft

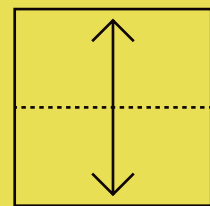
First floor

RG41 5RA

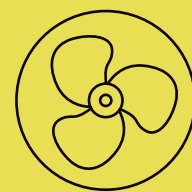
winnershtriangle.co.uk

Located in the heart of Winnersh Triangle, 210 is a contemporary office building with first floor availability. The building has been completed to the highest quality and is full of cost-saving sustainability features.

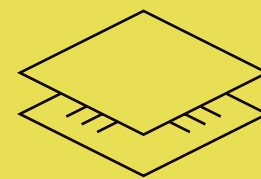




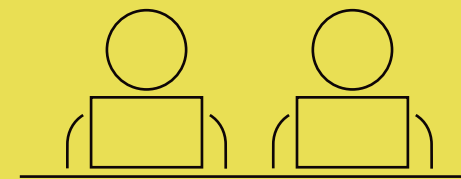
Double height reception



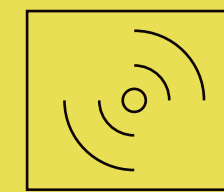
New VRF heating and cooling system



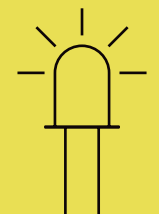
Raised floor access with 200mm void



Collaborative working zones



Access control with audio-video intercom entry system



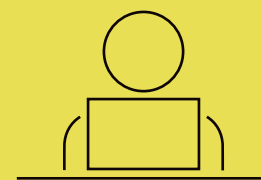
LED lighting



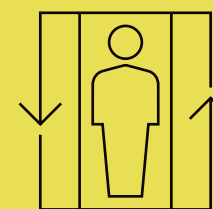
Generous parking ratio of 1:220 sq ft



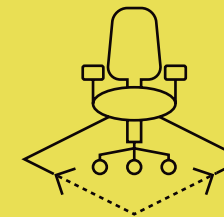
Shower facilities



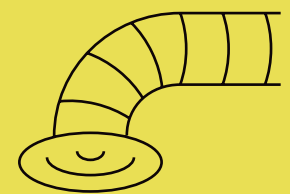
Concierge reception team



10-person passenger lift



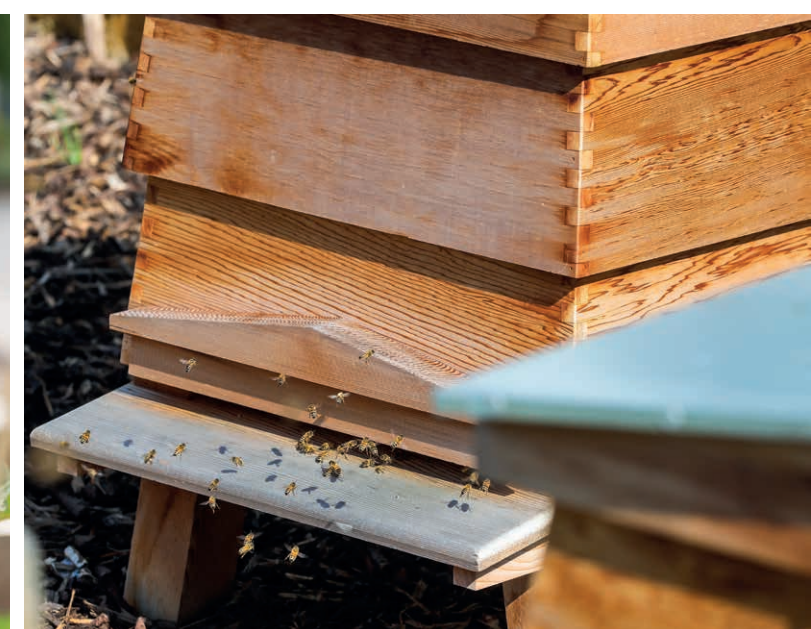
Occupancy design 1:8 sq m NIA



Exposed services



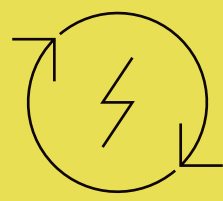
PAS2ION FOR SUSTAINABILITY



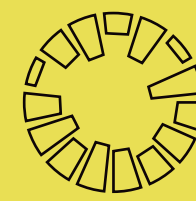
BREEAM In Use 'Very Good'
EPC 'B'



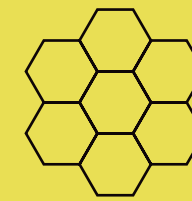
ISO 14001 accredited
(Environmental Management
System)



100% use of
renewable electricity



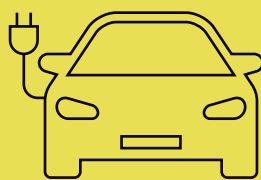
GRESB 5-star ranking
by 2025



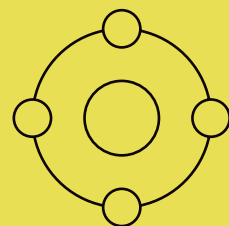
Wildlife enhancement programme
bat and bird boxes, beehives
and hedgehog houses



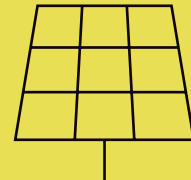
Horticultural and biodiversity
workshops



EV charging
points



Net zero carbon
by 2050



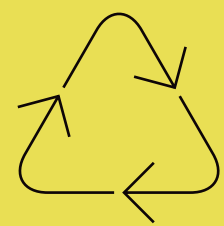
Rooftop solar PV
roll-out programme



Secure cycle parking
for active commuters



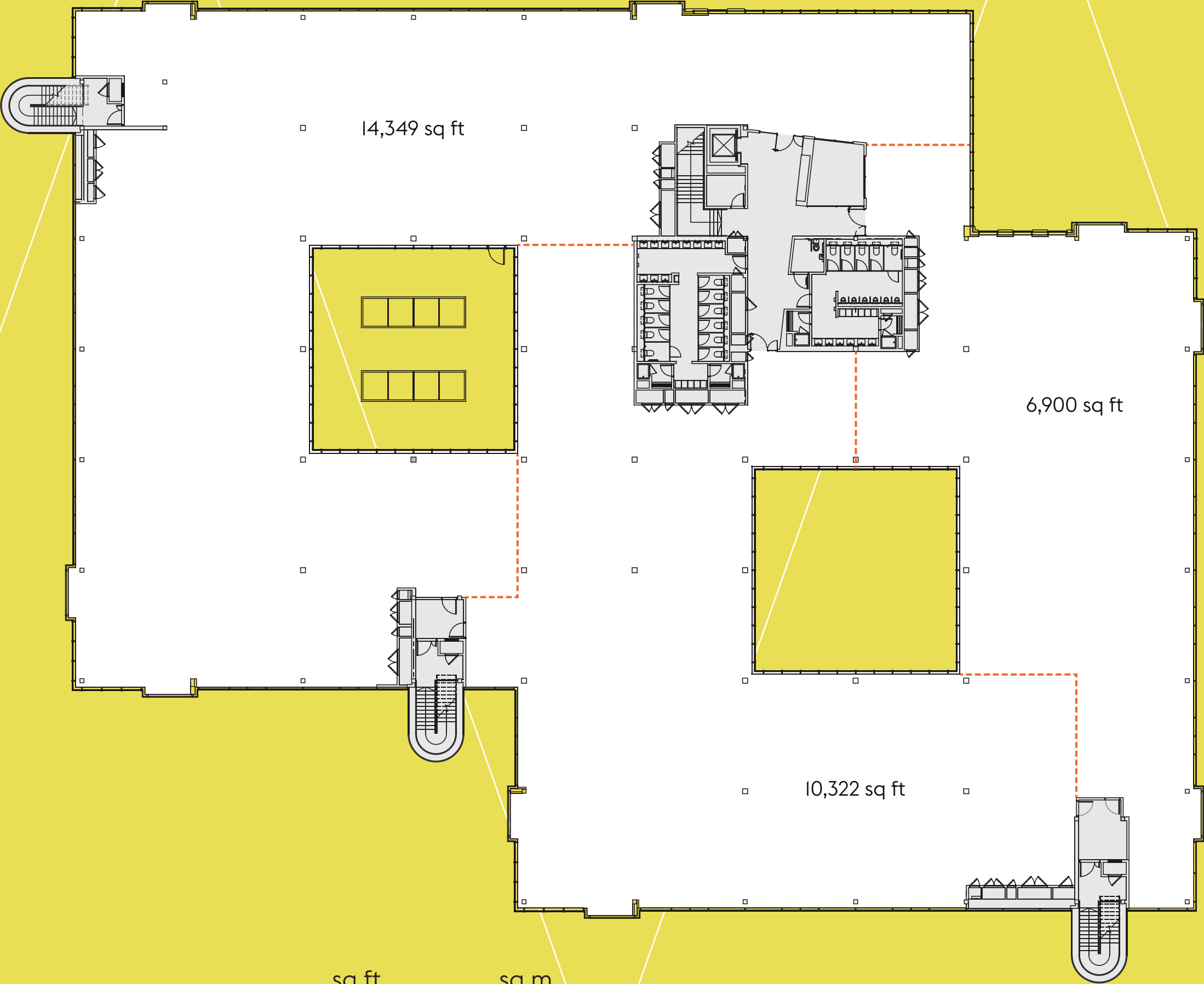
Continuous landscape upgrades
and improvements



Park wide waste policy
and recycling facilities



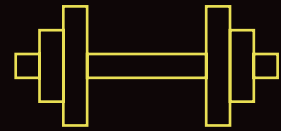
No matter what your business, 210 delivers up to 31,000 sq ft which can be sub-divided to create suites from 6,900 sq ft.



	sq ft	sq m
First floor	6,900 – 31,571	641 – 2,933

Indicative splits

OUTSTANDING AMENITIES



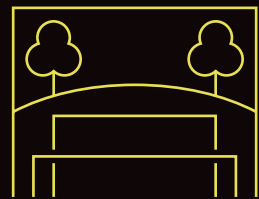
Gym
and wellness
programme



Park in your Pocket
dedicated park app just for occupiers,
loaded with the latest news and events



Four on-site cafés
meet and eat, with
healthy food options



Outdoor meeting room
for a change
of scenery



Toad Hall Children's Nursery
high quality,
convenient childcare



Boules pitch
outdoor deckchairs, chess,
table tennis and games

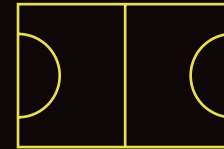


Dinton Pastures Country Park
350 acres of woodland,
meadow and lakes





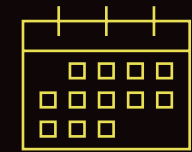
WORK & WELLBEING



The Court
all-weather sports pitch



The Cabin
wellness centre



FITWEL 3-star
accreditation for health and wellbeing

957 park events
a year



90 acres of outdoor space
for activity



Pop-up
street food and shops



Garden allotments
grow your own fruit & veg



Ryde hire bikes
free to use



Located within a five-minute walk of Winnersh Triangle train station and close to other on-site amenities, 210 is prominently positioned in the centre of the park.



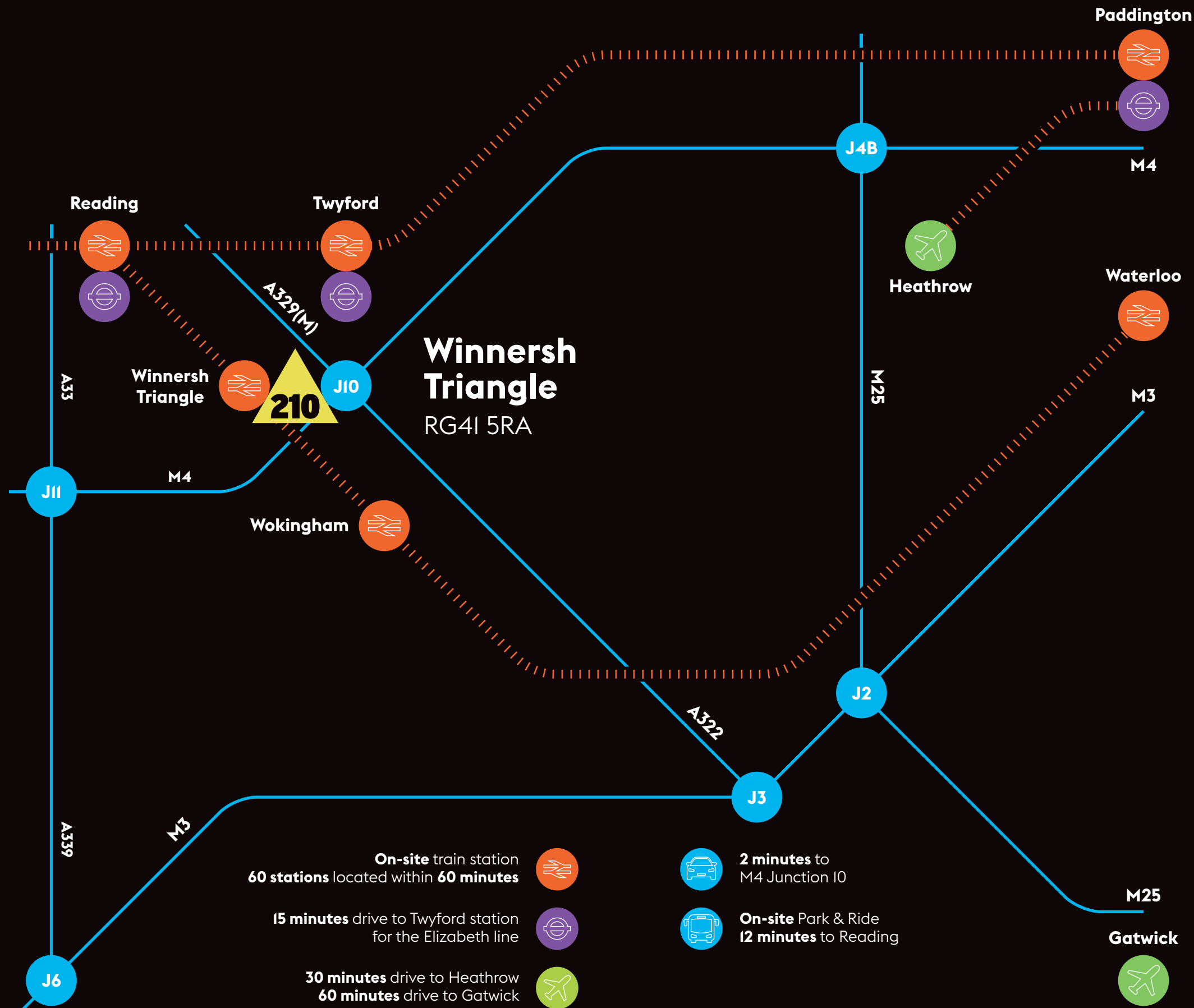
EXCELLENT TRANSPORT PROVISION

Winnersh Triangle has its own train station, just a few minutes walk from 210, connecting you to 60 stations in 60 minutes. The park is also a two-minute drive to M4 Junction 10, getting you to London in under an hour.

Reading

12 minutes
bus journey

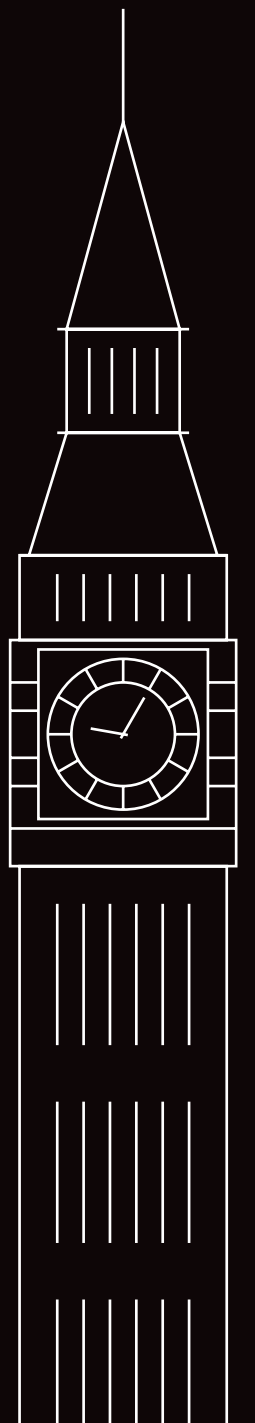
7 minutes
train journey



London

Less than an hour
drive to West London

36 minutes
train journey to Paddington





210

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