

820

Science and technology space
in the heart of Winnersh Triangle.

58,303

SQ FT

AVAILABLE NOW

winnershtriangle.co.uk

RG41 5TS

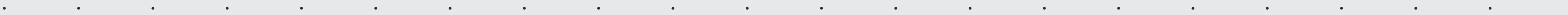


WINNERSHTRIANGLE



Building 820 provides **58,303 sq ft** of highly flexible, Grade A science and technology space featuring a double height reception and CAT A office space.

Welcome to Winnersh Triangle, where ambitious science and tech businesses innovate, collaborate and excel. Amongst numerous amenities and acres of woodlands is our hub of science and technology occupiers.



BUILT FOR THE FUTURE

With adaptability built-in, Building 820 contains 46,500 sq ft of flexible open warehouse space. With 10,000 sq ft of CAT-A office space.

Floor	SQ FT	SQ M
Second Floor Plant	1,537	143
First Floor Office	10,192	947
Ground Floor Warehouse	46,574	4,327
Total	58,303	5,417

Measurements are based on the gross internal area.

58,303
SQ FT

5,417
SQ M





550

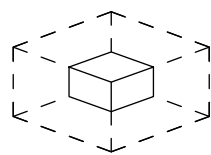
kVA with ability to increase to 1 MVA

6M

Clear eaves height



Rated EPC 'A'



CAT A office with expansion opportunity

50

kN/m² floor loading capacity





34M

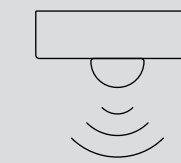
Yard depth with
LN2 storage potential

3

Level access
loading doors



Two secure
gated yards



On-site estate security

120

Car parking spaces





EXPANDING THE TECHNOLOGY AND SCIENCE CLUSTER



“As demand for our solutions increases, this move provides the space, power capacity and flexibility we need to support our next phase of growth. Winnersh Triangle offers the ideal hybrid environment for our operations, while also providing excellent connectivity, high-quality amenities and a vibrant community of leading technology businesses that we’re proud to join.”

ADAM KEMP,
Vice President of UK & EU Operations at AHEAD

AHEAD



“Boehringer Ingelheim is delighted to confirm our move to 1180 Winnersh Triangle. The new location provides a high-quality environment that complements our ever-evolving ways of working and that will enable all of our employees to collaborate, innovate, and continue to put patients and customers at the heart of everything we do.”

BEN MOYNIHAN,
Finance Director for Boehringer Ingelheim UK & Ireland



*Coming 2027

ON AN ESTABLISHED PARK

At Winnersh Triangle, we understand that people do their best work when they feel healthy, supported and connected.

That's why we've built a park that puts the health and well-being of our occupiers and their employees at the core.



The Green

Street food & community events

The Court & The Cabin
wellness centre

Gym

Café

Access to
Winnersh
Meadows

4 mins to J10
on the A329M

3 mins walk to the
green. 5 mins walk
to the train station

Park & Ride

Crowne Plaza Hotel with spa,
gym, pool, bar and restaurant

WHSmith

Winnersh Triangle train station with
frequent central London connections

The Exchange
co-working space & café

Toad Hall Children's Nursery

EV charging points
& additional parking

Outdoor gym

A STRATEGIC LOCATION

Surrounded by amenities of Winnersh Triangle, 820 is a **five-minute stroll** from our **on-site train station**, providing seamless commutes from **Reading and London**. It's also **three minutes from Junction 10 of the M4** and just half an hour from Heathrow.

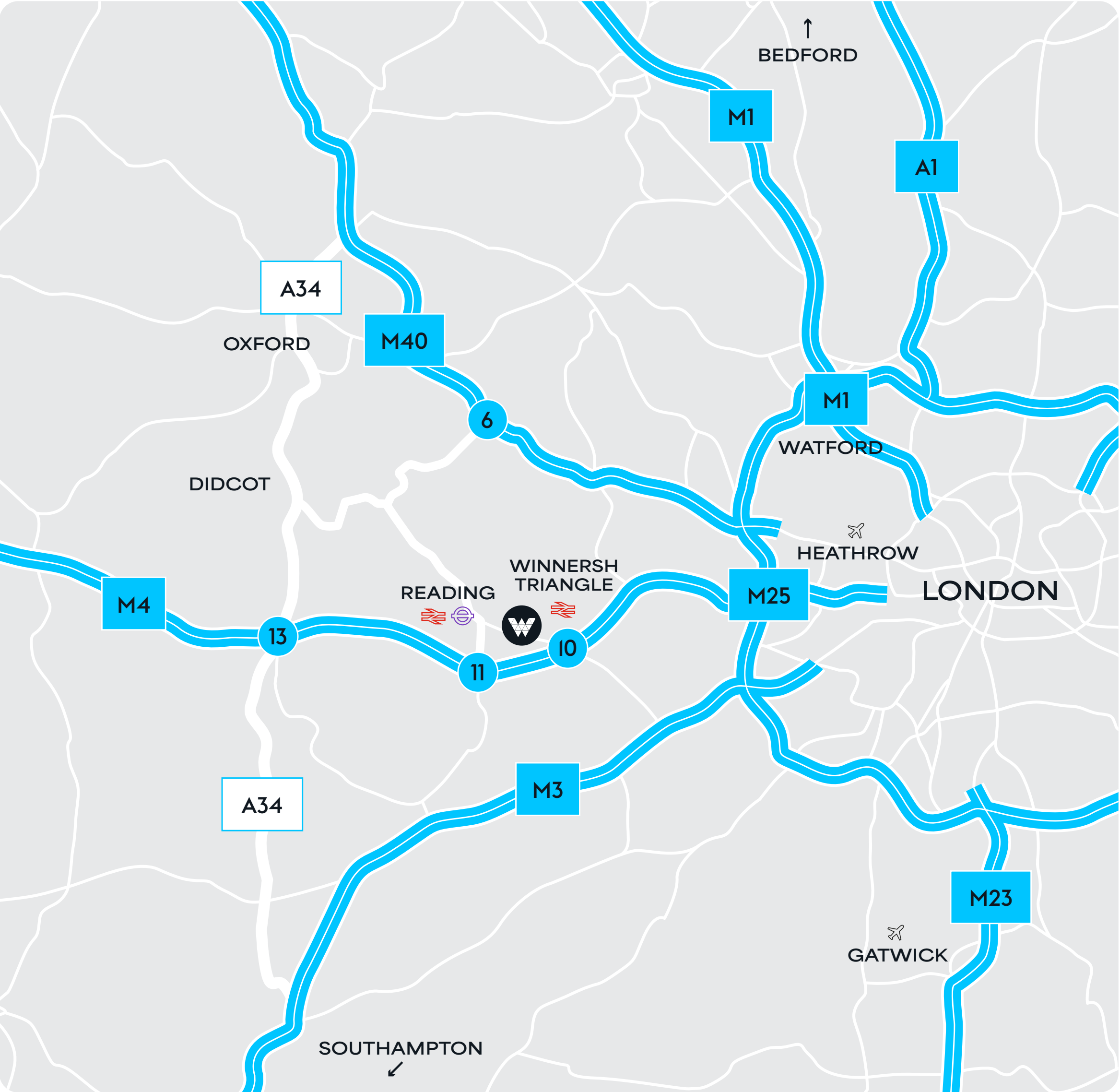
 This ideal location, combined with links to local universities and a highly educated local talent pool, makes Winnersh Triangle and the surrounding area a strategic hub for cutting-edge business.



3 MINS
from Junction 10
of the M4


Winnersh Triangle
onsite train station

60 STATIONS
In 60 minutes.
36 minute journey to
London Paddington



COMMITTED TO A SUSTAINABLE FUTURE





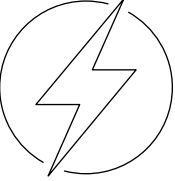
Rated BREEAM
‘Very Good’

82%

reduction in scope
1 & 2 emissions in 2025

EV

Charging points across
the whole estate



SOLAR ENERGY
Dedicated
renewable energy
source via UK
solar farm

2050

target for
net zero carbon



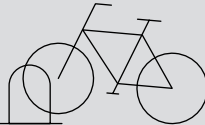
Fitwel 3-star ranking

Decarbonisation
projects across estate

GRESB
5-star ranking

100%

use of renewable
electricity in
managed areas



BIKE PARKING
Secure cycle parking
for active commuters



For more information please contact the joint agents:



Olivia Newport
07920 822081
olivia.newport2@cbre.com

Molly Powell
07880 487839
molly.powell@cbre.com

Toby King-Thompson
07919 145652
toby.kingthompson@cbre.com



Charles Dady
07793 808273
charles.dady@cushwake.com

James Goodwin
07717 652803
james.goodwin@cushwake.com

Cameron Lineen
07827 661335
cameron.lineen@cushwake.com



Rupert Batho
rupert.batho@frasersproperty.com

Kipp Harden
kipp.harden@frasersproperty.com