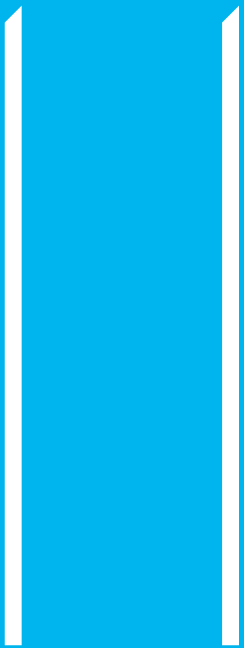


**Building**



**Space with infinite opportunity**

**Ground, 1st and 2nd floors available**  
10,980 sq ft to 64,356 sq ft  
Grade A office space  
RG41 5TU

[winnershtriangle.co.uk](http://winnershtriangle.co.uk)

**Space  
to inspire...**

**designed for  
the future  
of work**

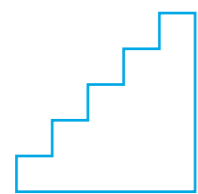


**Building 1180 has recently undergone a comprehensive refurbishment providing 64,356 sq ft of contemporary workspace on the ground, 1st and 2nd floors. The new reception, café and co-working area has been designed to create a vibrant environment providing occupiers with somewhere to collaborate.**

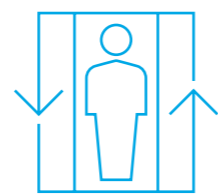


Building 1180's flexible work and social spaces support modern workstyles and collaboration, so employees get the most out of office time.

High-spec floorplates for fast-paced businesses. Light and space are keynote features, creating a comfortable, stylish environment that boosts productivity and is, quite simply, a great place to work.



3rd and 4th floors available



Four passenger lifts



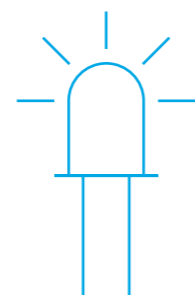
BREEAM very good and EPC B



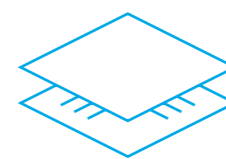
Car parking ratio of 1:289 sq ft (196 spaces)



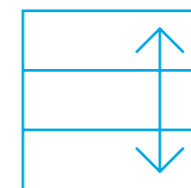
Active chilled beam air conditioning



PIR controlled LED lighting



Raised floor (150mm void)

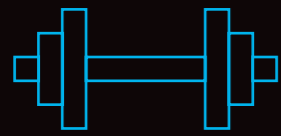


Imposing double-height reception

Employee wellbeing is at the heart of thriving companies. From physical fitness and mental wellness to support for families, social spaces and park-wide events. Building 1180 at Winnersh Triangle offers a wealth of accessible and inclusive support for its 5000-strong community.

Positioned adjacent to The Court and The Cabin all-weather pitch and wellness centre and opposite the state-of-the-art Move HQ gym, active wellbeing is just a few steps away. **Here's why...**

# Space... where wellbeing is much more than standard



**Move HQ**  
New gym and elite sports performance centre



**Pétanque pitch**  
Relax European-style

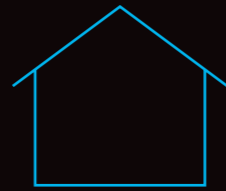


**Outdoor table tennis**  
Take on your colleagues



**Showers and changing facilities**  
Refreshed and raring to go

**Body**



**The Court and The Cabin**  
All-weather pitch and wellness centre



**Garden allotments**  
(coming soon)



**Abundant green spaces**  
Connect with nature in 24-acre Winnersh Meadows



**Spectacular views**  
360° panoramic views

**Mind**



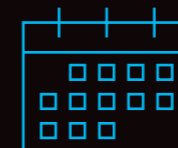
**Three Gather & Gather Cafés**  
Meet and eat, with healthy food options



**Social groups, classes & activities**  
Expand your social network

## The Exchange

**The Exchange: café, meeting rooms and co-working facility**  
Change up your workspace



**Events**  
Over 500 park events a year

**Social**



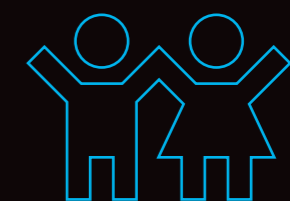
**Charity events**  
Have fun and give back



**Planting**  
7,000 bulbs and 60 new trees planted in 2021



**Seasonal street food events**  
1,000 ice cream given away each year



**Toad Hall Nursery**  
High quality, convenient childcare

**Community**



Winnersh Triangle is the largest business park in the UK with 3\* FITWEL accreditation for excellence in health and wellbeing.

We go beyond the basics so that our buildings, parks and suppliers exceed industry standards. We continuously push the boundaries of what it means to be green, helping you meet your ESG targets.

**Where we are now:**

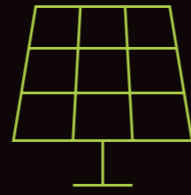
## Space to be greener..



Use 100% renewable energy



Common areas in 1180 powered by solar panels



19,000 sq ft of solar panels installed across the park

### Energy



3\* FITWEL accreditation



ISO 14001 environmental management system

### Certification



Ryde hire bikes free to use for all occupiers



Electric vehicle charging (coming soon)



20 secure cycle bays

### Transport



Community nature trails upgraded



Park wide waste policy and recycling facilities



Ongoing planting programme

### Environment



Six bird boxes



Four beehives



Hedgehog houses, bat boxes and bird feeders

### Wildlife



2025 5\* GRESB ranking



2050 Net zero carbon

### Targets

Space to grow...



Building 1180 offers a generous footprint perfect for businesses that want to create unique workspaces. There is abundant space for flexible fit-out options that adapt to your employee needs.

Floor	sq ft	sq m
4		Let
3		Let
2	28,371	2,636
1	25,005	2,323
G	10,980	1,020
<b>Total</b>	<b>64,356</b>	<b>5,979</b>

Located within a five minute walk of Winnersh Triangle train station and close to other onsite amenities, Building 1180 is prominently positioned on park with excellent frontage to the A329(M).

# Space in the perfect place...

## Reading

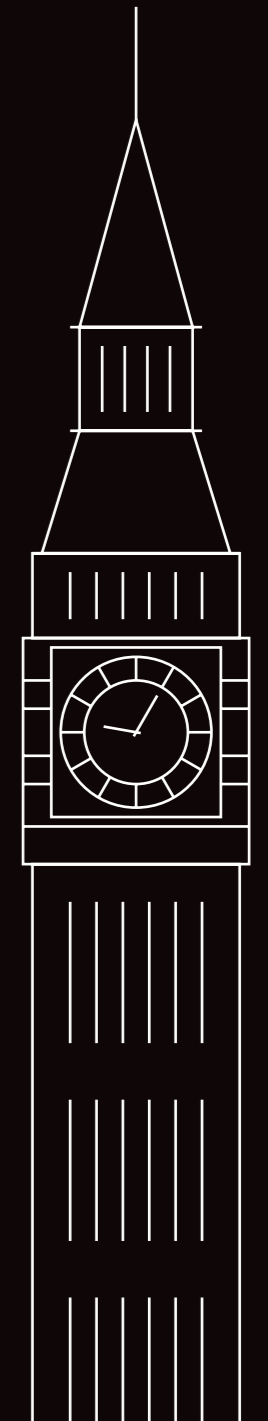
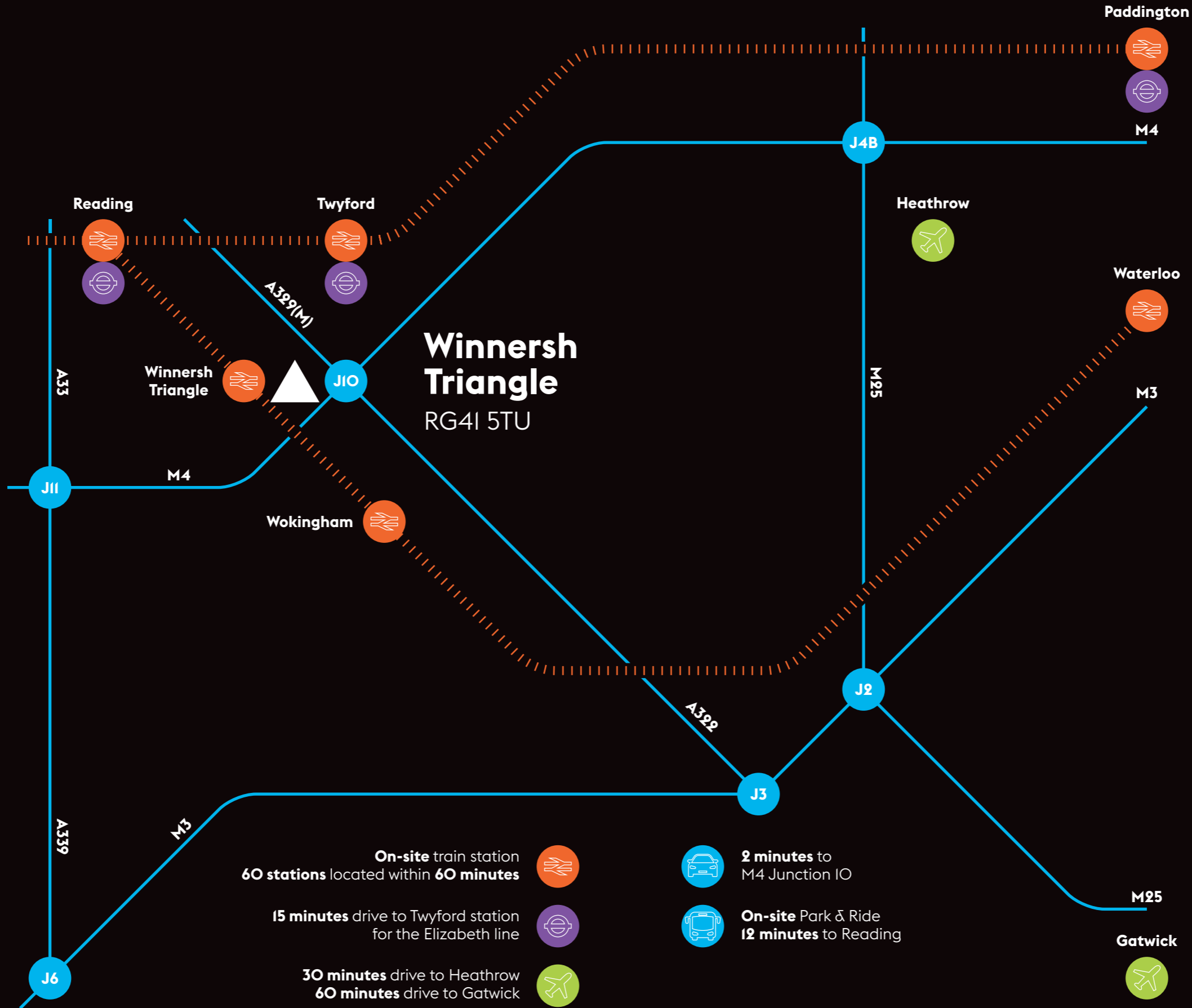
12 minutes bus journey

7 minutes train journey

## London

Less than an hour drive to West London

36 minutes train journey to Paddington



# Space for you... at **Winnersh Triangle**

**1180**

Ryde bike hire

Move HQ

Winnersh Meadows

Gather & Gather Café, pétanque & event space

Ryde bike hire

Solar panels

Charging points

The Piazza & Ryde bike hire

Children's day nursery

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

Winnersh Triangle train station with frequent Central London connections

Cycling routes to Twyford

Dinton Pastures Country Park

A329(M), 2 minutes drive to M4 Junction IO

Gather & Gather Café

The Court & The Cabin for park wellbeing

Charging points

Street food & pop-ups

The Green

Gather & Gather Café & The Exchange co-working space

Charging points

Solar panels

Bee hives

Bridge walkway to train station

New Park & Ride with 500 pay & display spaces, (Q3 2022)



Chal  
Rein

ng today.  
ng tomorrow

Take up your space in Building 1180

For more information please contact the joint agents:

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