

230

Self-contained hybrid building

24,694 sq ft
CAT A office space
RG41 5RA

winnershtriangle.co.uk

CREATIVES

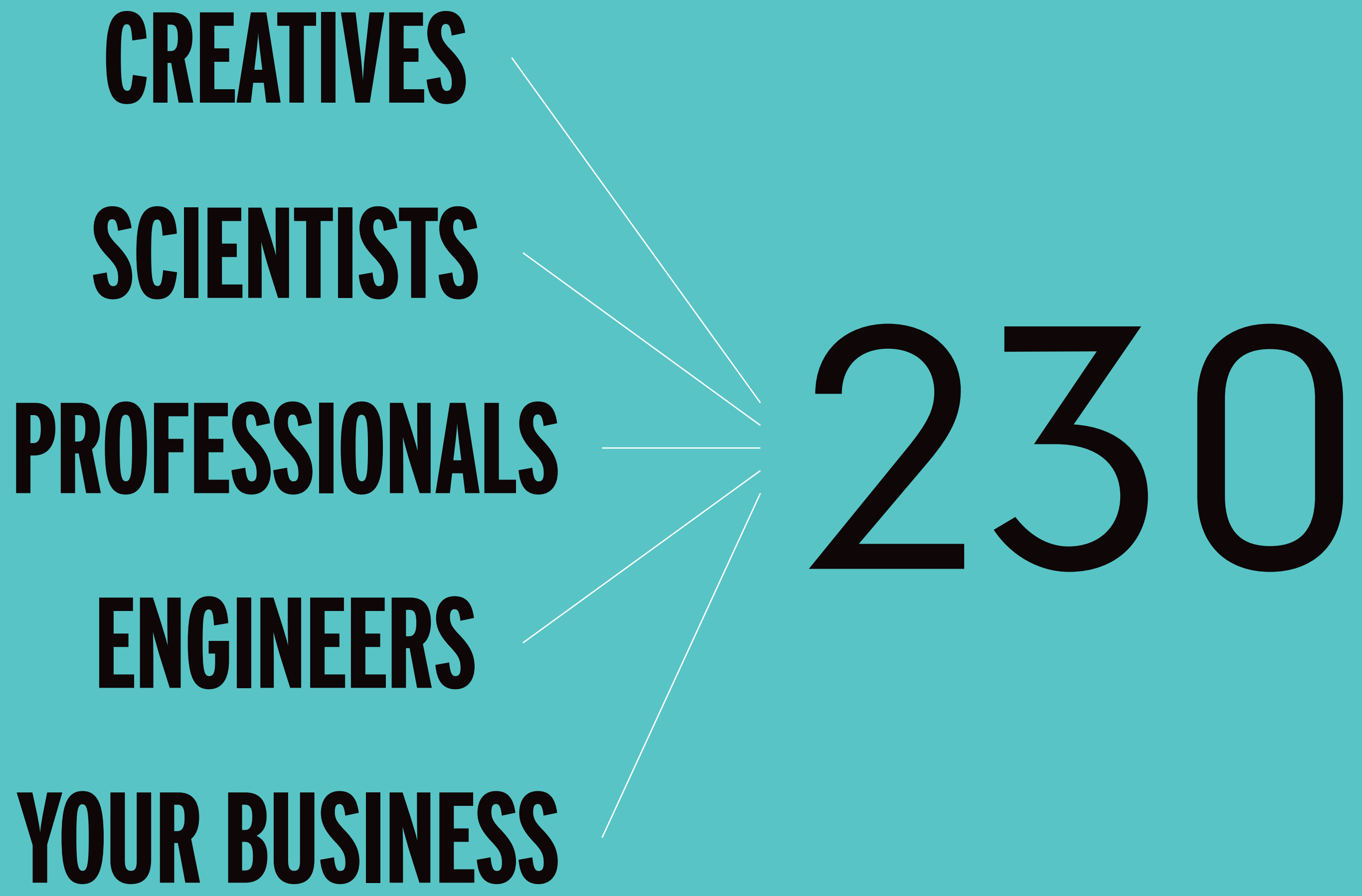
SCIENTISTS

PROFESSIONALS

ENGINEERS

YOUR BUSINESS

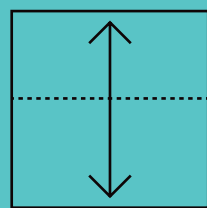
230



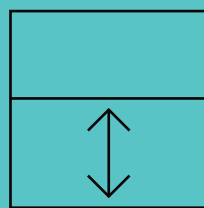
A diagram on a teal background. On the left, five categories of professionals are listed vertically in bold, black, sans-serif capital letters: CREATIVES, SCIENTISTS, PROFESSIONALS, ENGINEERS, and YOUR BUSINESS. To the right of this list is a large, bold, black number 230. Five thin white lines radiate from the left side of the number 230, each pointing towards one of the five categories of professionals, indicating that these groups collectively make up the number 230.

Located in the heart of Winnersh Triangle, 230 is a self-contained, two-storey hybrid building. Suitable for office, high-tech or laboratory use, this building is fully flexible and available immediately.

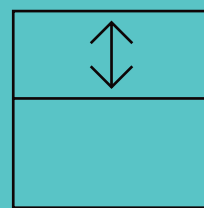




Double height
reception



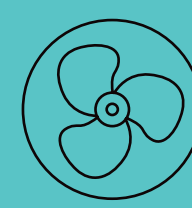
Ground floor slab to slab
4.64m



First floor floor to ceiling
2.65m



LED
lighting



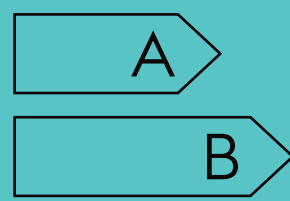
New VRF
heating and cooling system



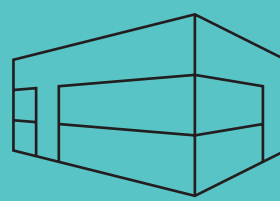
Smart
metering



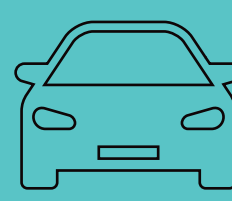
BREEAM
'Very Good'



EPC
'B'



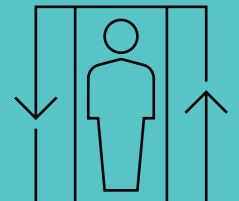
Self-contained
building



Generous parking ratio
of 1:195 sq ft (125 spaces)



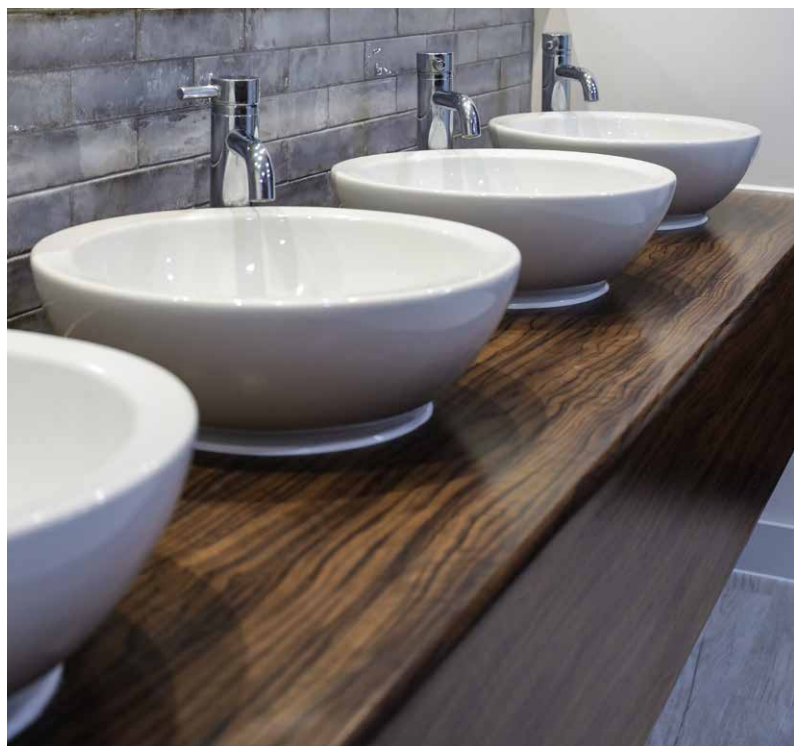
Shower
facilities



Refurbished
passenger lift

Building 230 is a self-contained building. The ground floor has a generous 4.64m slab to slab measurement, giving the option of laboratory fit-out. There is capacity to increase the power from 190 kVa to 750 kVa. There is also external storage for the potential storage of gas, generators and water treatment systems.

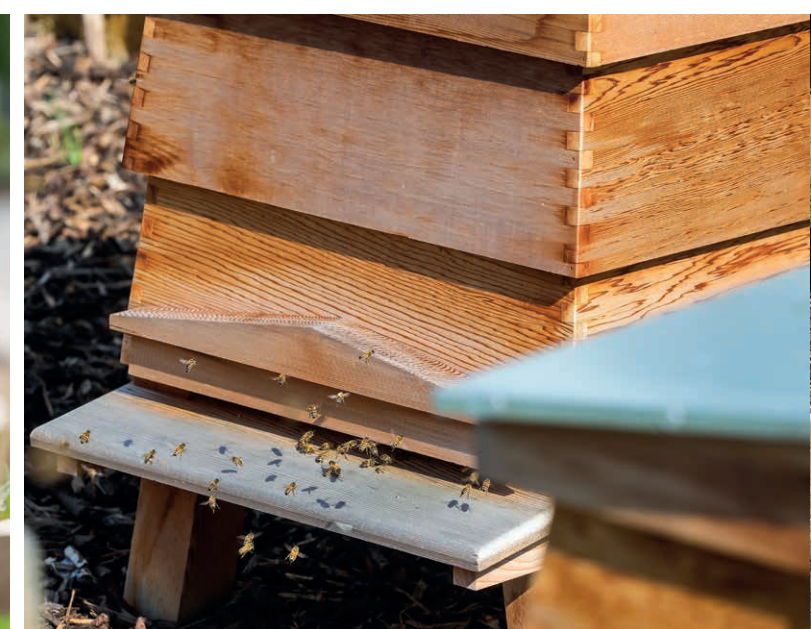








PASSION FOR SUSTAINABILITY



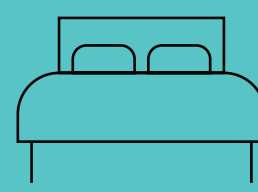
100% use of
renewable electricity
in managed areas



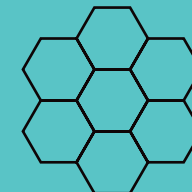
ISO 14001 accredited
(Environmental Management
System)



GRESB 5-star
ranking



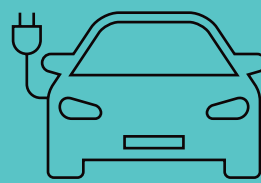
Three hotels
within three minutes



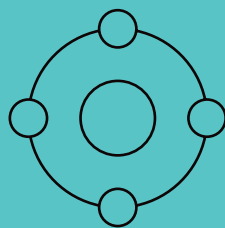
Wildlife enhancement programme
bat and bird boxes, beehives
and hedgehog houses



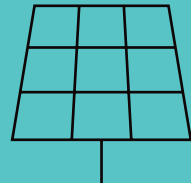
Horticultural and biodiversity
workshops



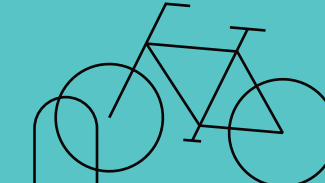
Six EV
charging points



Net zero carbon
by 2050



Rooftop solar PV
roll-out programme



Secure cycle parking
for active commuters



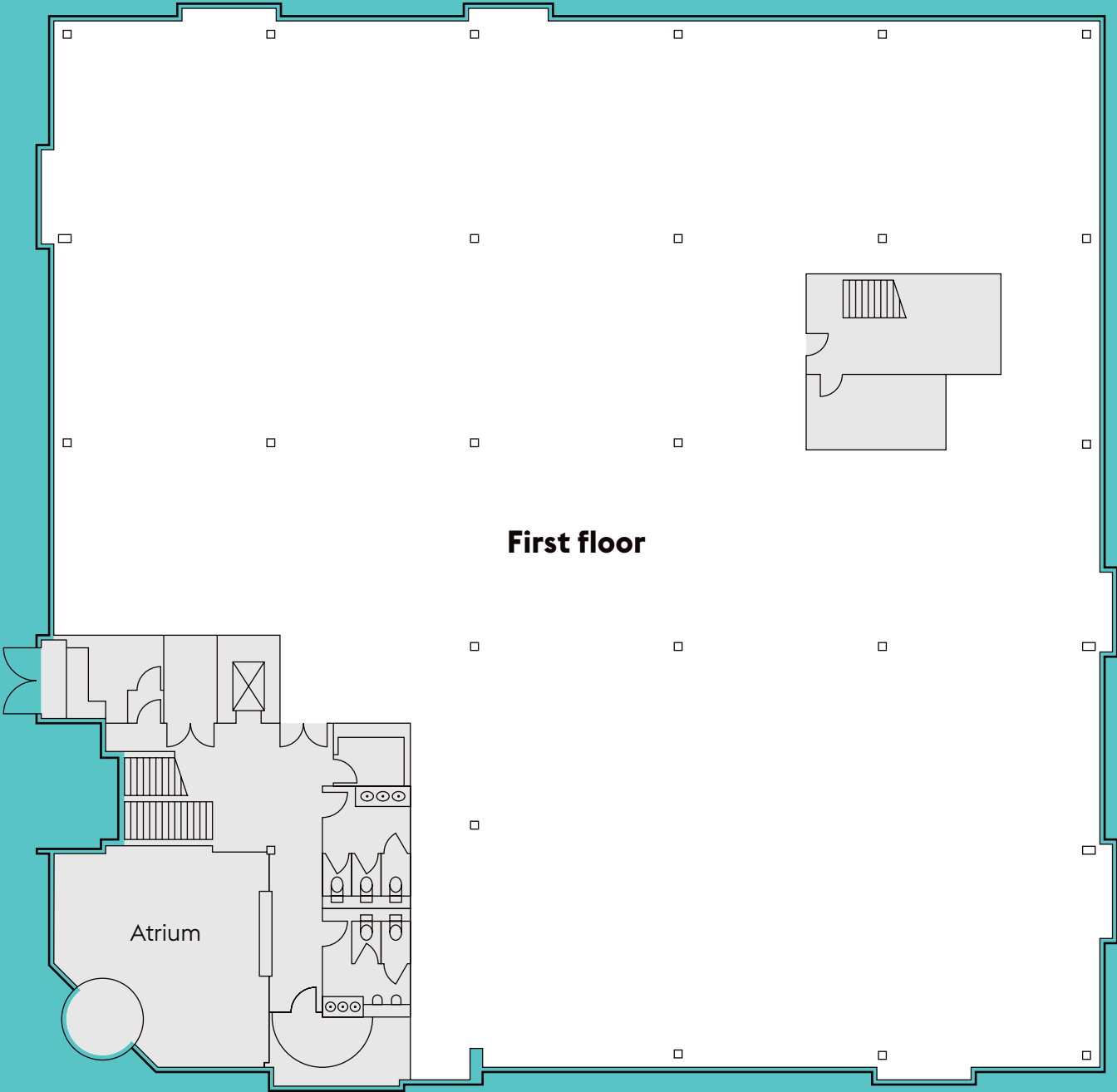
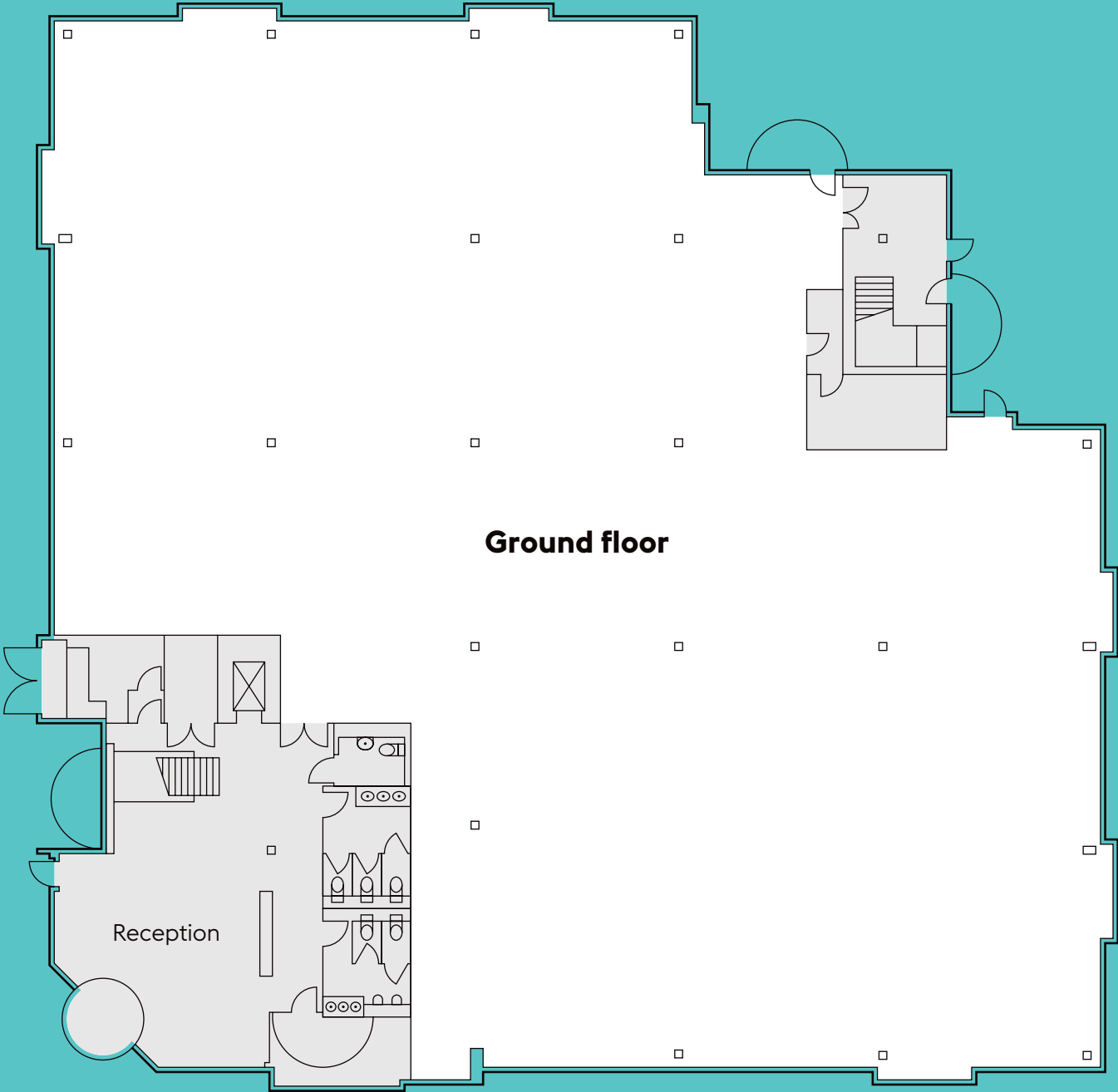
Continuous landscape upgrades
and improvements



Park wide waste policy
and recycling facilities

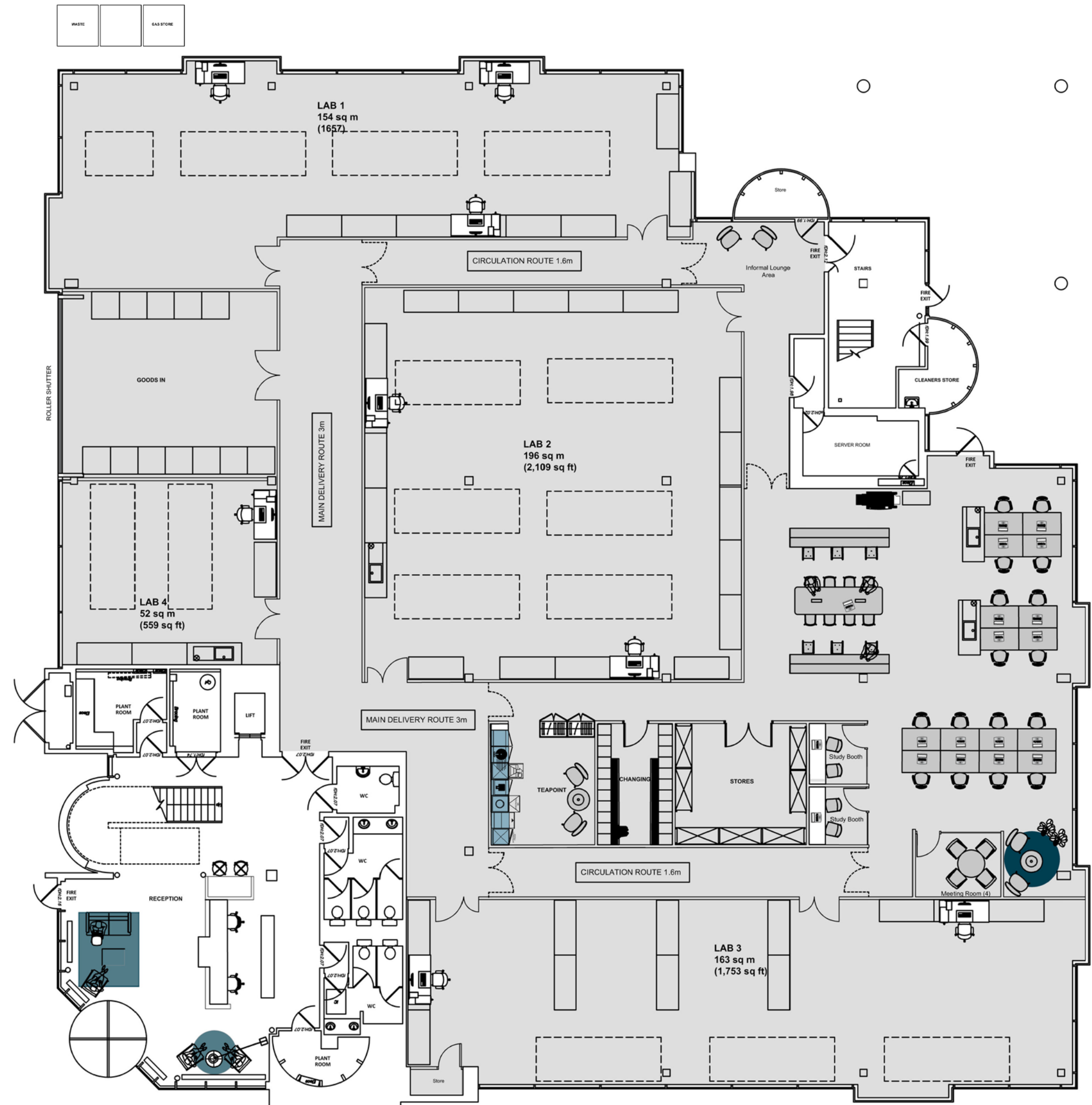
YOUR SPACE

Building 230 has been designed for a single occupier. With generous floor to ceiling height on the first floor the building lends itself well to a high-tech occupier.



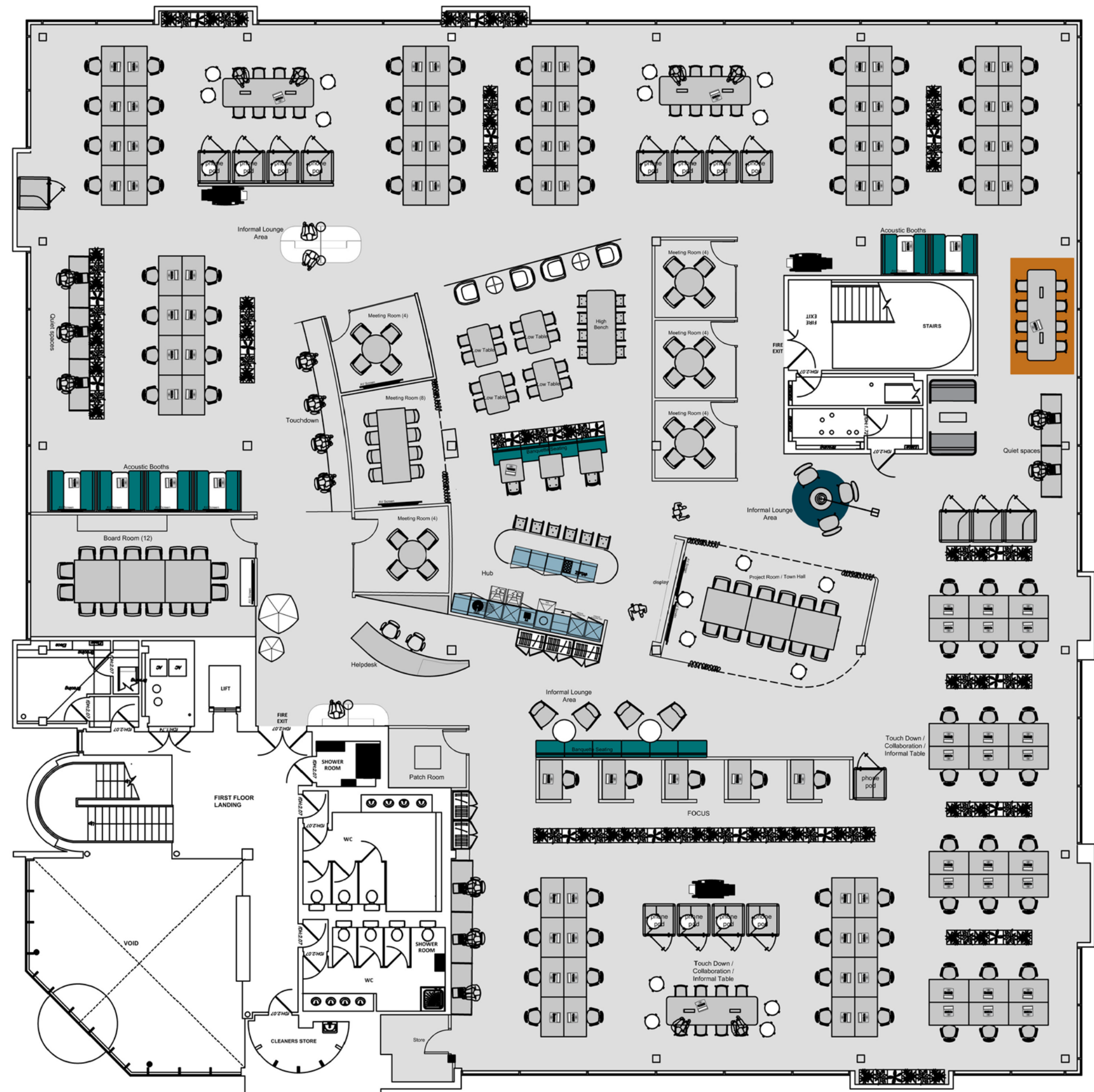
Floor	sq ft	sq m
First floor	12,401	1,152
Ground floor	11,213	1,042
Reception	1,080	100
Total	24,694	2,294

LAB OPTIONS



Indicative ground floor space plans

OFFICE OPTIONS



Indicative first floor space plans

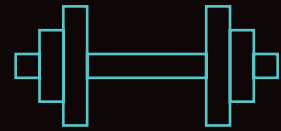


HUB FOR KNOWLEDGE

“Winnersh was one of the few business parks to offer offices and manufacturing facilities.”
Johan du Plessis, tepeo Founder & CEO



OUTSTANDING AMENITIES



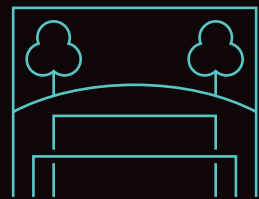
Buzz Gym
and wellness
programme



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

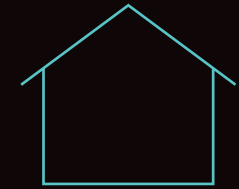




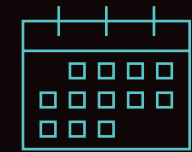
WORK & WELLBEING



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



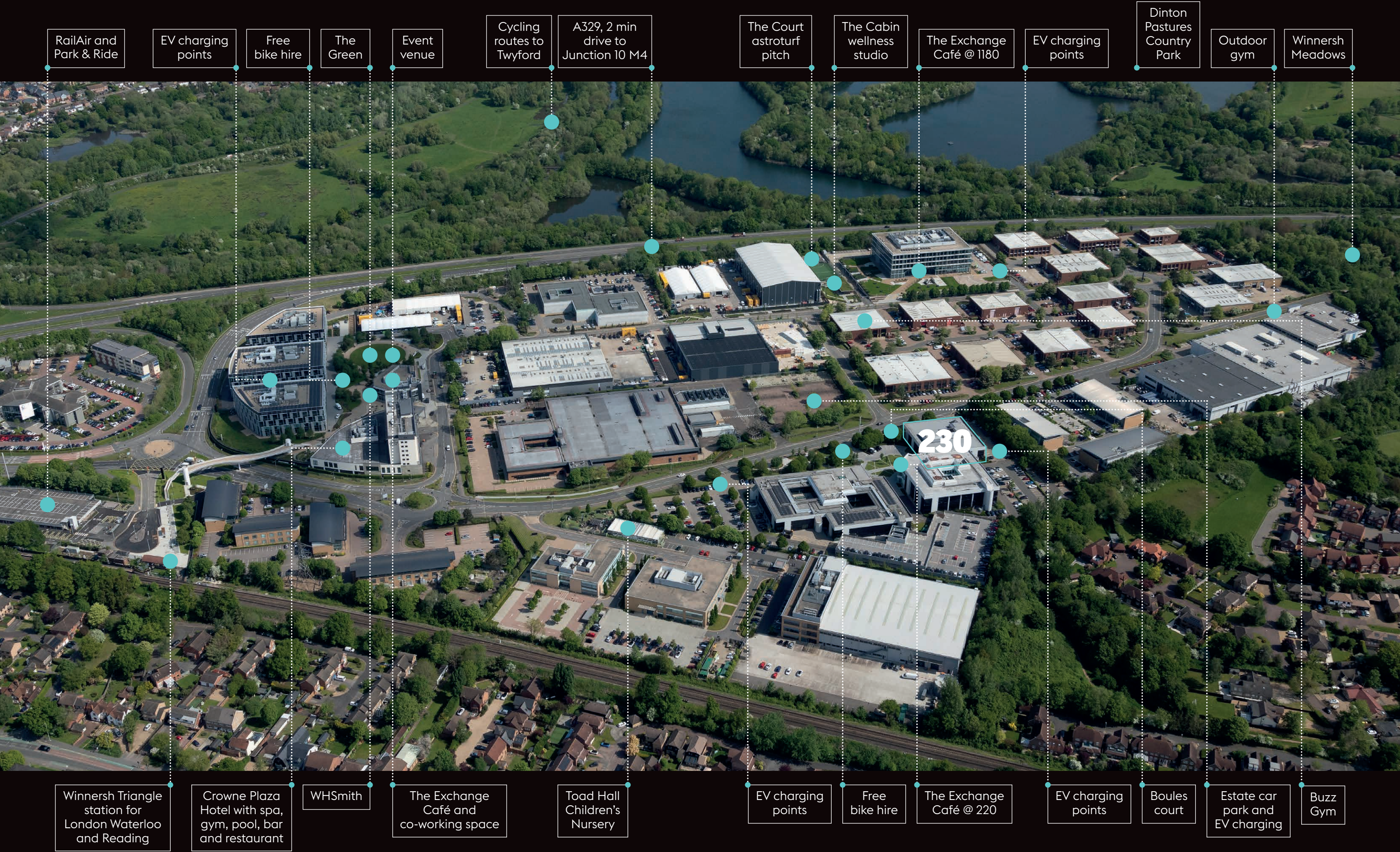
Garden allotments
grow your own fruit & veg



Ryde hire bikes
free to use



Located within a five-minute walk of Winnersh Triangle train station and close to other on-site amenities, 230 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 230, 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

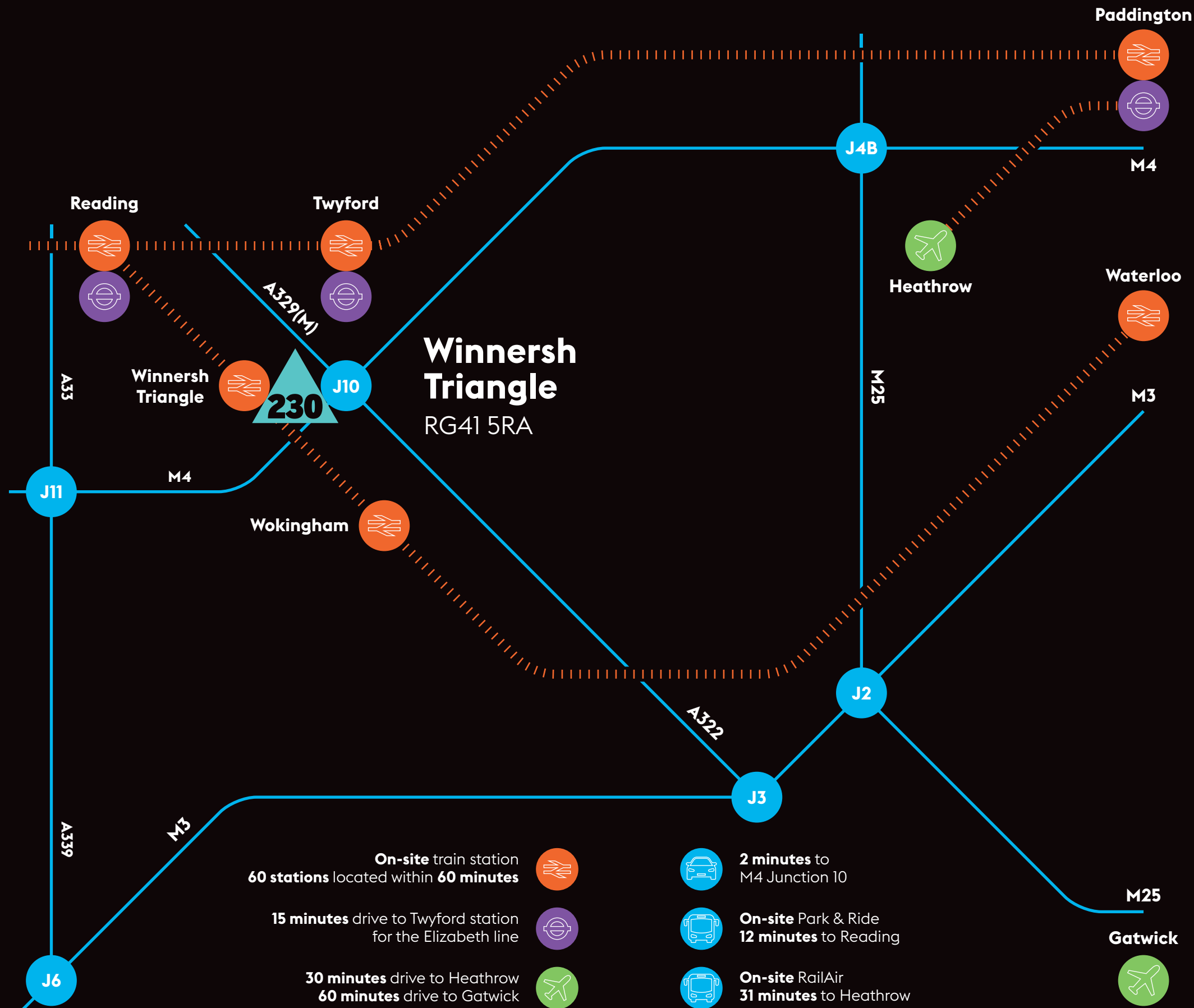
12 minutes
bus journey

7 minutes
train journey

London

Less than an hour
drive to West London

36 minutes
train journey to Paddington



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