

1180

Premium office space for collaborative
working, surrounded by nature.

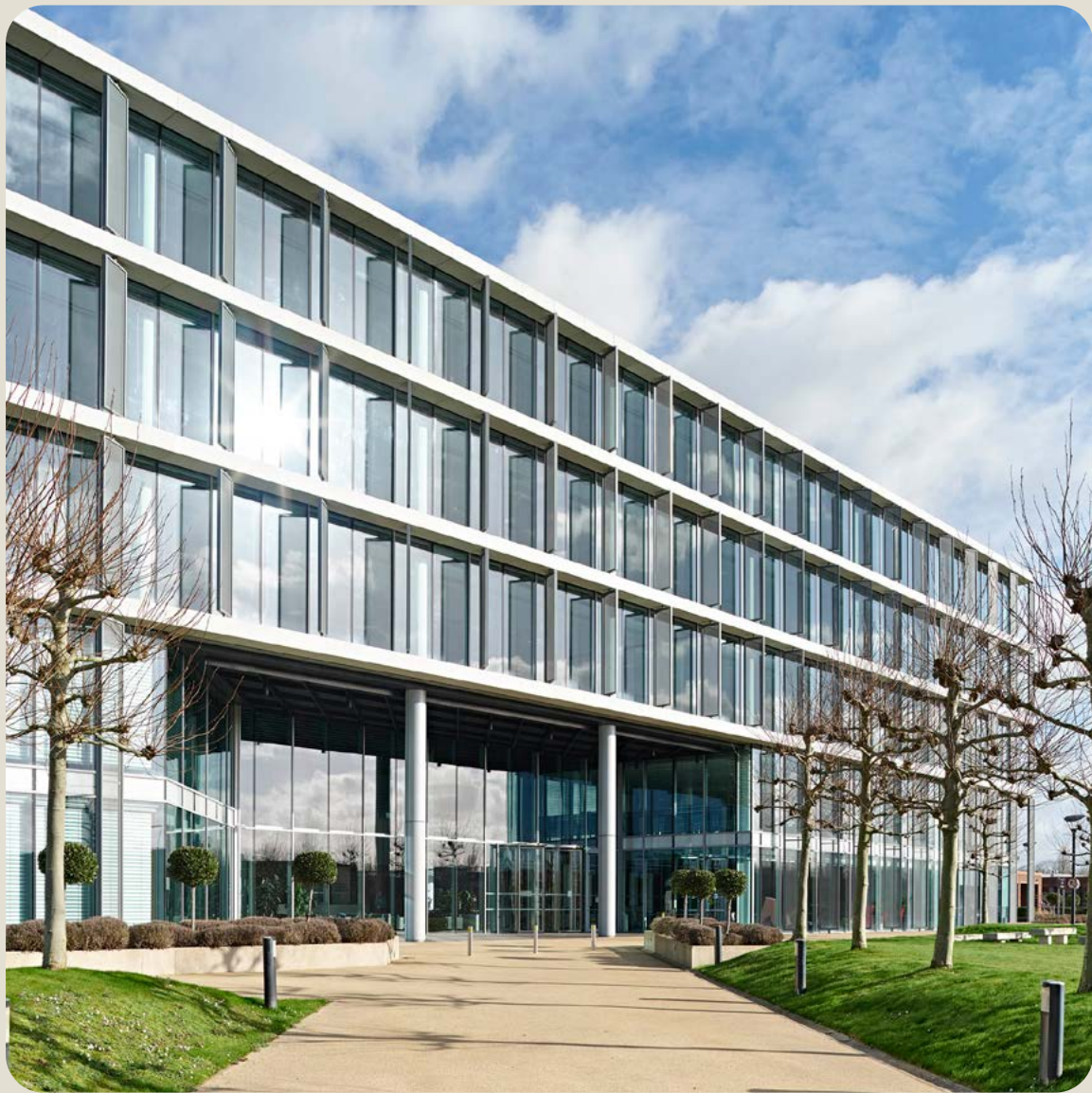
UP TO
64,356
SQ FT

AVAILABLE NOW
winnershtriangle.co.uk
RG41 5TS

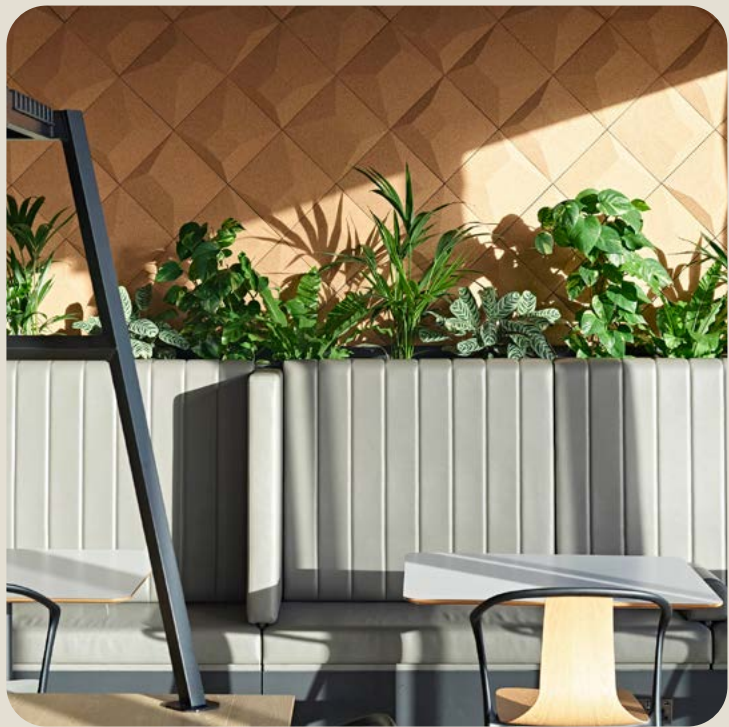


WINNERSHTRIANGLE

Building 1180 offers 10,980 to 64,356 sq ft of Grade A office space, with a café, coworking area and light-filled reception for that all-important first impression.



Winnersh Triangle is more than a business park. It's a hub of innovation filled with greenery, amenities and community spirit, bringing together leading science and technology brands.





DESIGNED TO MATCH YOUR AMBITION

Create a workspace tailored to your team’s needs. Our premium Grade A office space offers generous footprints, with plenty of room for flexible fit-outs that suit modern ways of working.

Floor	SQ FT	SQ M
Fourth Floor Office	LET	LET 
Third Floor Office	LET	LET 
Second Floor Office	28,371	2,636
First Floor Office	25,005	2,323
Ground Floor Office	10,980	1,020
Total	64,356	5,979

64,356

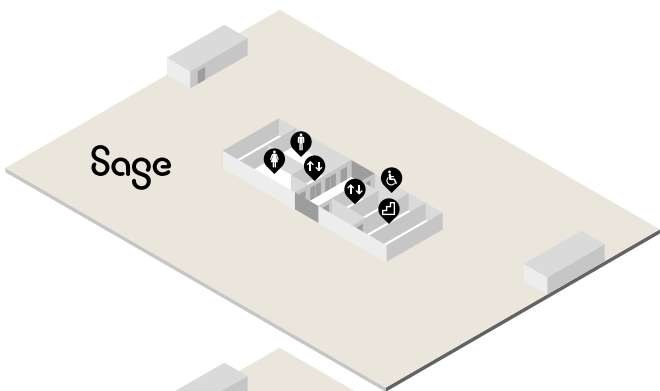
SQ FT

5,979

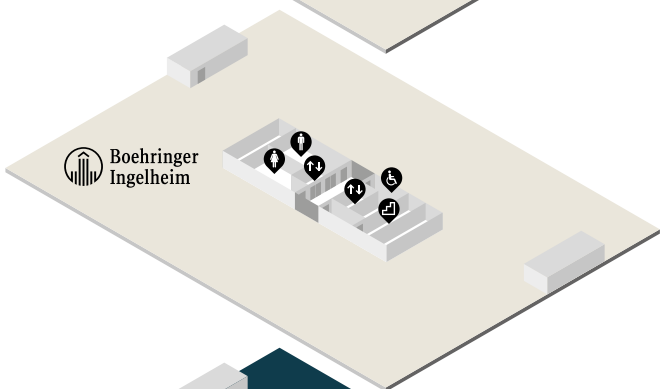
SQ M

Key
■ Available
□ Let

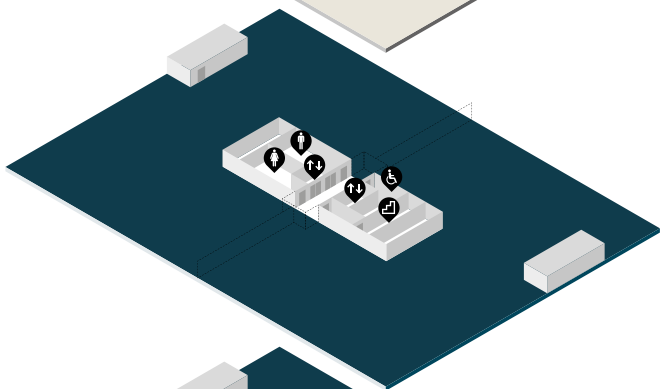
Fourth Floor



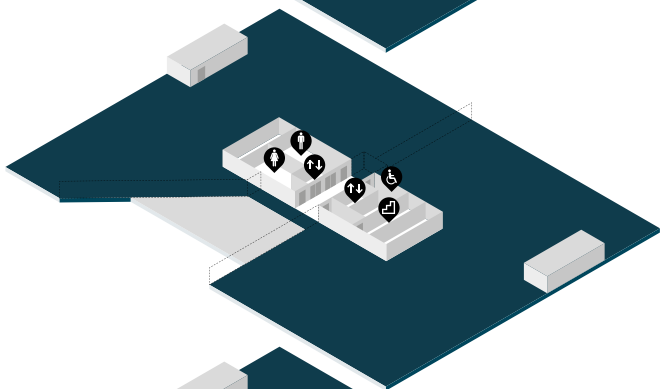
Third Floor



Second Floor
28,371 sq ft



First Floor
25,005 sq ft



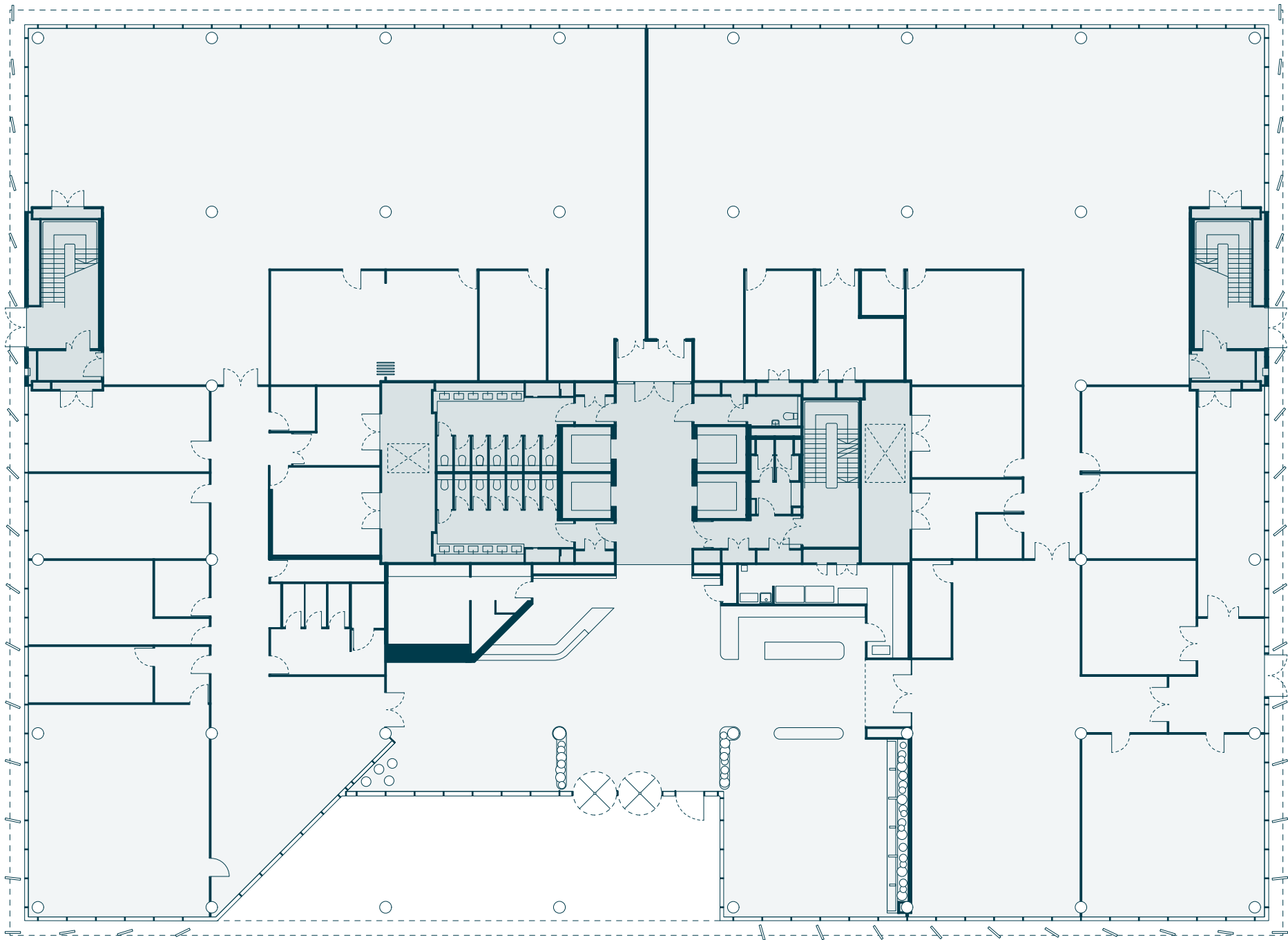
Ground Floor
10,980 sq ft



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10,980

SQ FT

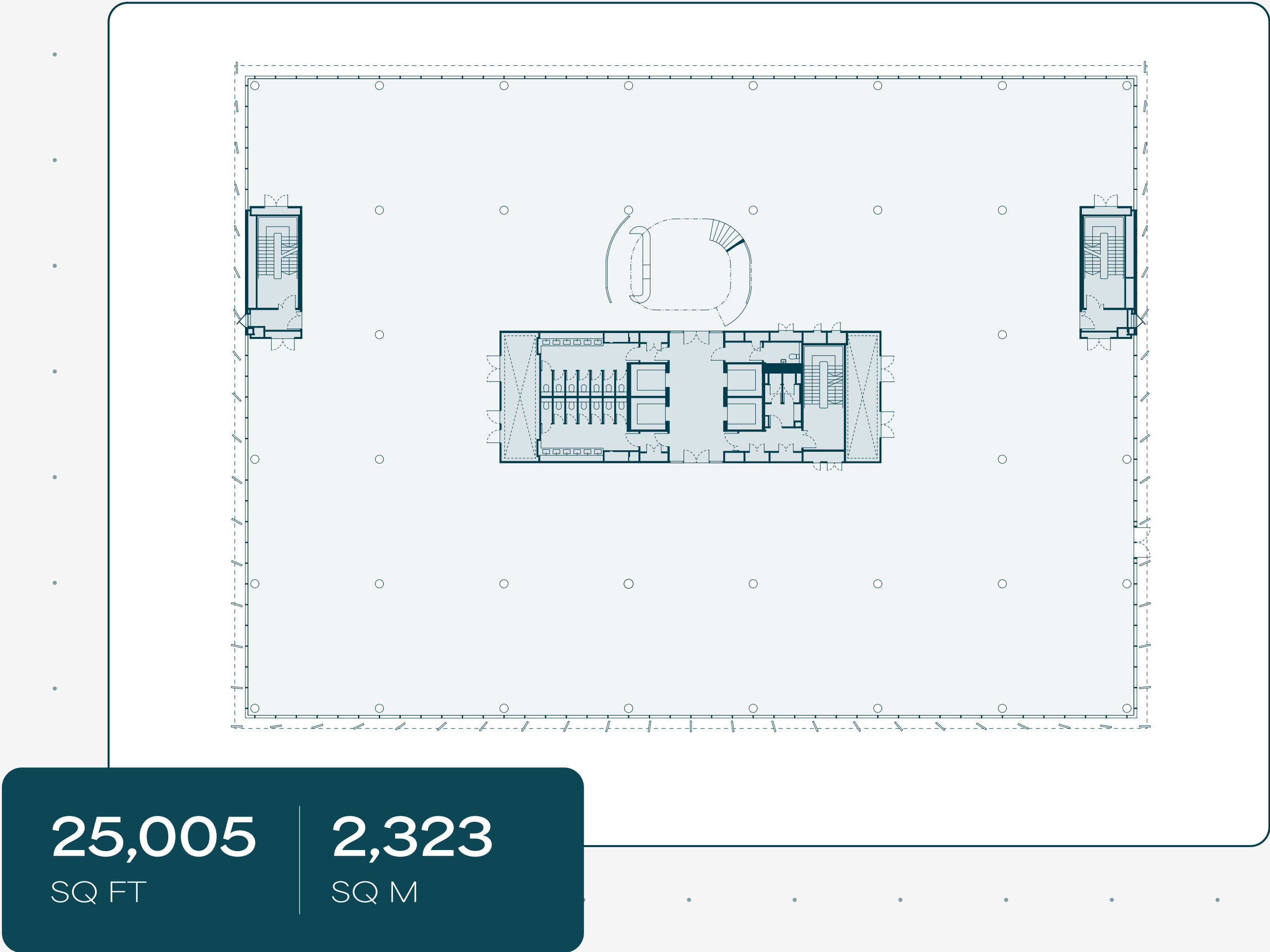
1,020

SQ M

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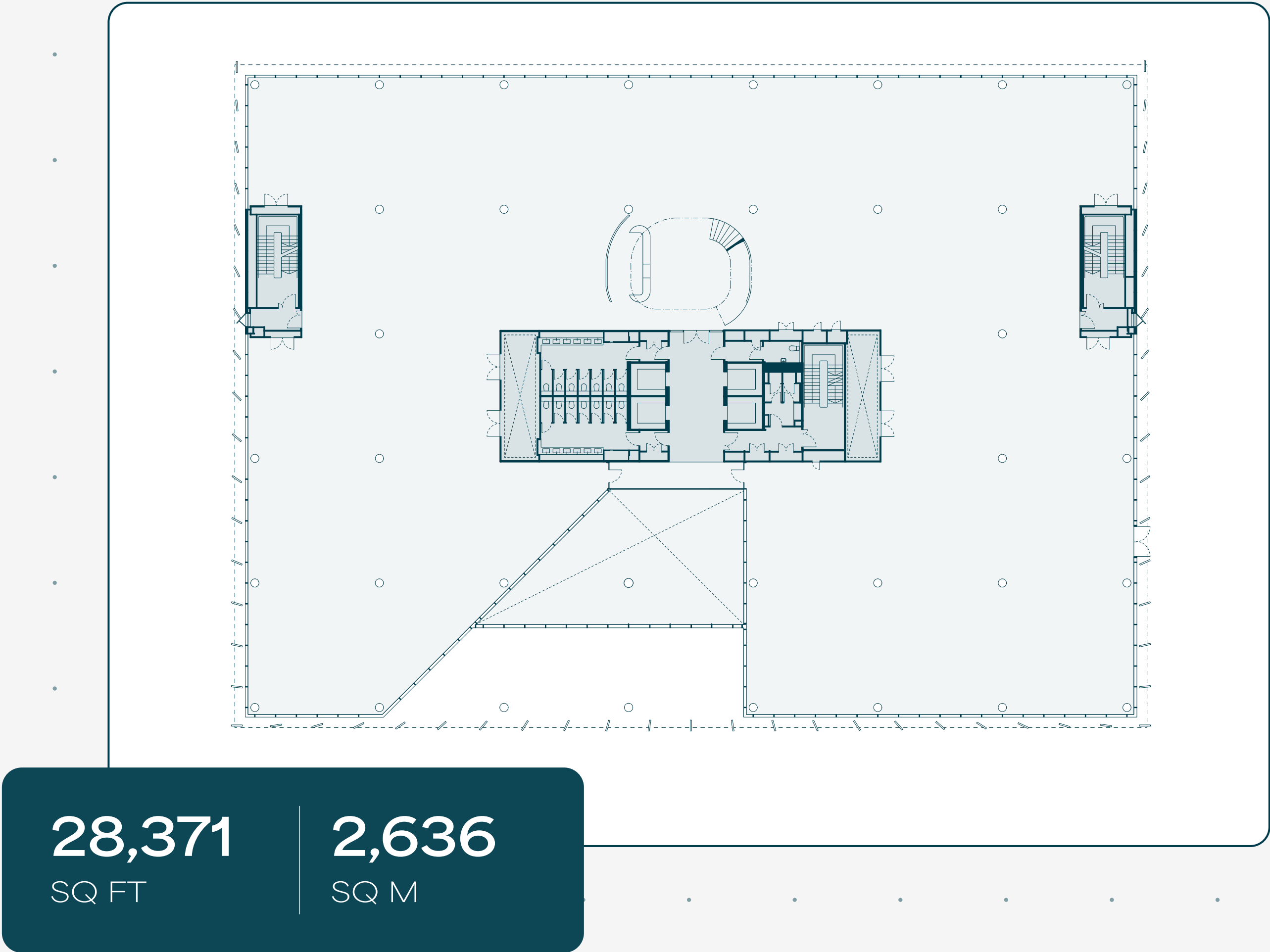
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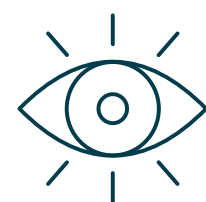
HOME-FROM-HOME COMFORTS

Bright, airy interiors and large open-plan spaces make for a welcoming workplace that encourages collaboration, boosts productivity and gets the best out of your people.



BREEAM
Rated BREEAM 'Very Good' rating and EPC B





VIEWS
across Dinton Pastures Country Park



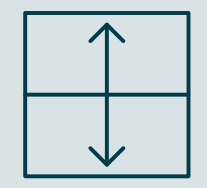
CAFE
A building cafe to meet and eat



Showers and changing facilities

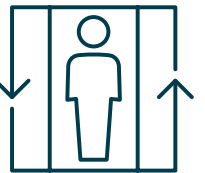


PIR controlled LED lighting

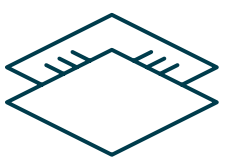


MAIN ENTRANCE
double height reception (150mm void)

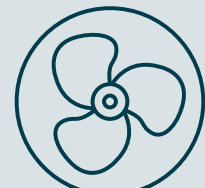
196
Car parking spaces



4 passenger lifts



Raised floors



Active chilled beam air conditioning

SUSTAINABLE. NATURALLY.

Nature lies at the heart of Winnersh Triangle. It's not just reflected in the open green spaces. It's seen in how we use energy, embrace sustainability and help you achieve your ESG ambitions.

5*

GRESB
5-star ranking



Bird boxes, beehives,
hedgehog houses
and more...



14001

ISO 14001
environmental
management system



Community trails
and planting
programming

EV

Charging points
across the whole
of the estate



2050

target for net zero carbon



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



100%

use of renewable
electricity in
managed areas





All common areas powered
by solar panels



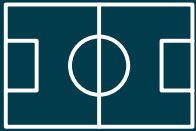
BIKES
Free-to-use hire bikes
& 20 secure cycle bays

A CAMPUS COMMUNITY

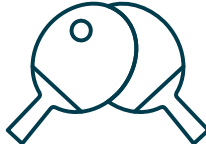
With a busy calendar of events, state-of-the-art sports facilities and serene open green spaces, “The Triangle” is much more than a place of work.

500+

yearly events, including ice-cream giveaways



All-weather pitch and wellness centre



Charity fundraisers



Childcare at Toad Hall Nursery



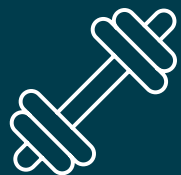
Social groups, classes and activities



5,000 strong community



Cafes and co-working facilities



Buzz Gym and elite sports performance centre

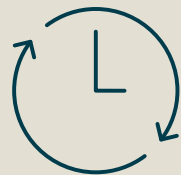
50+

free studio classes every week, including Les Mills (Body Pump, Body Combat, Balance, Grit), Zumba, Pilates, HIIT, and Hyrox. Classes are booked through the Buzz Gym app.

200+

free studio classes to Buzz Gym members each month.

Classes included in the membership fee, with multiple studios available.



Gym open 24/7



We're the largest business park in the UK with a **three-star Fitwel certification**, recognising our commitment to the health and wellbeing of everyone working here.



GREAT MINDS

Want to meet likeminded businesses? Winnersh Triangle is home to a thriving community of science and technology companies, buzzing with knowledge, creativity and opportunity.



“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





“Winnersh Triangle offers the ideal hybrid environment for our operations, while also providing excellent connectivity, high-quality amenities and a vibrant community.”

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



FOR BALANCED WORKDAYS

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.



A STRATEGIC LOCATION

Surrounded by amenities of Winnersh Triangle, 1180 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



READY FOR THE TOUR?

Our team will do everything we can to make your move as easy and seamless as possible. Please contact the joint agents to ask any questions or book a viewing.

winnershtriangle.co.uk

For more information please contact the joint agents:



Jeremy Rodale
07766 780590
jeremy.rodale@cbre.com

Dom Clarke
07766 721036
dom.clarke@cbre.com

Jessica Bodie
07500 977451
jessica.bodie@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

Sarah Taylor
sarah.taylor@frasersproperty.com

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