

8200

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 | **5,417**
SQ FT | SQ M





550

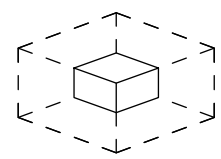
kVA with ability to increase to 1 MVA

6M

Clear eaves height



Rated EPC 'A'



CAT A office with expansion opportunity

50

kN/m² floor loading capacity





34M

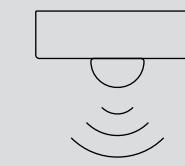
Yard depth with LN2 storage potential

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

820

4 mins to J10 on the A329M

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

Outdoor gym

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

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.

3 MINS
from Junction 10
of the M4



Winnersh Triangle
onsite train station

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



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.



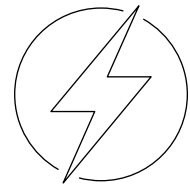
COMMITTED TO A SUSTAINABLE FUTURE



☆☆☆☆
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



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