



100 Berkshire Place

Newly refurbished ground floor offices to let
6,073 - 18,843 sq ft

OFFICE

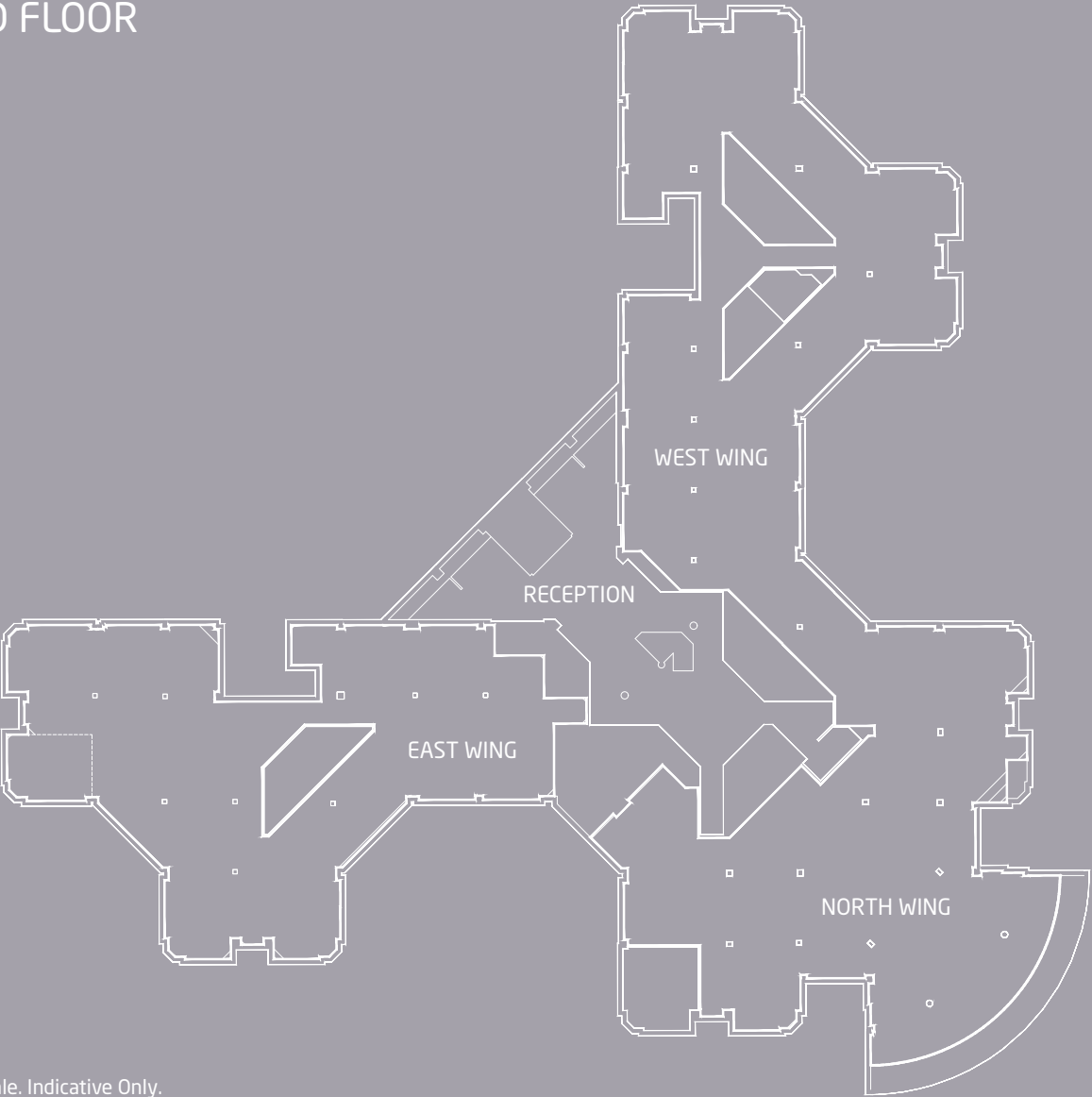
100 Berkshire Place provides a total of 56,431 sq ft of office accommodation over ground and two upper floors.

Newly-refurbished ground floor offices are currently available.



Specification & Floorplans

GROUND FLOOR



*Plans not to scale. Indicative Only.

100 Berkshire Place	SQ FT	SQ M
THE EAST WING	6,073	564.2
THE NORTH AND WEST WING	12,770	1,186.4
GROUND FLOOR TOTAL	18,843	1,750.6



- Four pipe fan coil airconditioning
- Full access raised floor
- Suspended ceilings
- Male and female WCs on each floor
- Manned reception
- EPC rating C
- 72 car parking spaces (1: 262 sq ft)

Location



BY RAIL FROM WINNERSH TRIANGLE

READING (DIRECT)	10 MINUTES
PADDINGTON	44 MINUTES
WATERLOO (DIRECT)	1 HOUR 15 MINUTES
GATWICK	1 HOUR 31 MINUTES
GUILDFORD	36 MINUTES

Source: National Rail enquiries. All times are fastest journeys. Extra trains may travel at peak times.



When it comes to transport connections, Winnersh Triangle is hard to better.

The Park has its own dedicated rail station, 'Winnersh Triangle', just a three minute walk from the Piazza, providing direct and frequent rail services to Central London and Reading, with trains running every 30 minutes.

A Park & Ride scheme operates from directly opposite 100 Berkshire Place, providing a bus service into central Reading throughout the day, departing every 15 minutes.

BY ROAD

M4 JUNCTION 10	2.2 MILES
READING	5.6 MILES
M25 JUNCTION 15	20.4 MILES
HEATHROW T1, 2 & 3	24.3 MILES
CENTRAL LONDON	38.7 MILES
GATWICK	62.4 MILES



Amenities



There's more to life than work...

...which is why we work hard to provide amenities that make life enjoyable.

The Esprit Fitness Centre and Spa has a 19-metre pool and well appointed gym, while Bistro 415 and Monty's bar provide options to eat and drink. Built in 2015, the Travelodge has 93 beds and a ground floor bar/cafe.

A WHSmith convenience store and Lloyds Bank provide everyday amenities and a 14 screen cinema is located just a short walk from the Park.

There are a number of activities run and arranged by the Park management team, including classes, clinics, workshops and events, for everyone to enjoy.

We also have a nursery on the Park, helping to alleviate any unnecessary early-morning stress.



For more information on the exceptional opportunities at Winnersh Triangle please give us a call or visit our website:

www.winnershtriangle.co.uk

You can also find us on twitter



www.twitter.com/WinnershTri

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