



WINNERSH

1030 & 1040



YOUR HQ 1030 & 1040

PHASE ONE AT WINNERSH CREATED THE START OF A UNIQUE WORKING ENVIRONMENT. HERE, HIGH-QUALITY, SUSTAINABLE BUILDINGS STAND SIDE BY SIDE WITH FIRST-CLASS AMENITIES FOR BUSINESS AND LEISURE THAT INCLUDE HOTEL, DINING, RETAIL AND FITNESS FACILITIES. THIS SELF-CONTAINED PARK BENEFITS FROM FAST MOTORWAY ACCESS AND A DEDICATED RAIL STATION.

NOW, THE DEVELOPMENT WILL BE FURTHER ENHANCED BY 1030 AND 1040, IMPRESSIVE AND EFFICIENT 3 AND 4-STOREY OFFICES OF 60,980 SQ FT AND 108,930 SQ FT RESPECTIVELY, AVAILABLE FOR PRE-LETTING.

ORGANIC

THE PARK IS CHANGING ORGANICALLY AS REQUIREMENTS CHANGE IN THE MARKET PLACE. ORGANISATIONS ARE INCREASINGLY LOOKING FOR BUILDINGS WITH BETTER SUSTAINABILITY CREDENTIALS AND BUSINESS PARKS WITH BETTER AMENITIES. WINNERSH TICKS BOTH BOXES.



FANTASTIC

1030
60,980 SQ FT

1040
108,930 SQ FT



WINNERSH IS GROWING AND, FOLLOWING THE COMPLETION OF THE FIRST PHASE OF THE MASTERPLAN, 1030 AND 1040 ARE NOW AVAILABLE FOR PRE-LETTING.

THE BUILDINGS WILL NOT JUST BE ATTRACTIVE FROM THE OUTSIDE BUT WILL PROVIDE AN EFFICIENT WORKING ENVIRONMENT, AS WELL AS IMPRESSIVE SPACE FOR MEETINGS WITH PARTNERS AND CLIENTS.

WITH SUSTAINABILITY-LED DESIGN THE BUILDINGS WILL OFFER OCCUPIERS UTILITY COST SAVINGS AND A TANGIBLE CONTRIBUTION TO ANY COMPANY'S CR AGENDA.

DYNAMIC

MANY INTERNATIONAL COMPANIES ARE ALREADY
FLOURISHING AT WINNERSH.

THESE ARE ALL COMPANIES ATTRACTED BY THE EXCELLENT
LOCATION AND AMENITIES, SUSTAINABLE DESIGN, QUALITY
OF BUILD AND THE LANDSCAPED ENVIRONMENT.

YOUR BUSINESS COULD BE AMONG THEM, SHARING IN THE
DYNAMIC FUTURE THAT IS BEING CREATED AT WINNERSH.

HARRIS

1020

BE IN GOOD
COMPANY

אקספונדו



HARRIS

 **MICROCHIP**



 **NORBAIN**

JACOBS

STRATEGIC

ONLY 5 MINUTES TO THE M4
(JUNCTION 10) AND 27 MINUTES
TO HEATHROW AIRPORT

M4

HOLIDAY INN

MULTI STOREY
CAR PARK

RETAIL CENTRE

1040

1030

A329(M)

WINNERSH TRIANGLE
RAIL STATION

WINNERSH BENEFITS FROM
ITS OWN SLIP ROAD TO AND
FROM THE A329(M)

10 MINUTES TO READING
TOWN CENTRE BY CAR

FABRIC

METAL CEILING TILES

ACTIVE CHILLED BEAM
AIR CONDITIONING

PIR CONTROLLED
LIGHTING

SOLAR PROTECTION/SHADING TO
CONTROL HEAT GAIN

METAL RAISED
ACCESS FLOOR

HEAT RECOVERY OF
UP TO 85% EFFICIENCY

SPECIFICATION

INTERNAL AREAS

- CLEAR FLOOR TO CEILING HEIGHT OF 2.9M
- FULLY ACCESSIBLE RAISED ACCESS FLOORS WITH A MINIMUM CLEAR VOID OF 120MM TOGETHER WITH ACCESSIBLE SUSPENDED CEILING
- 2 OR 3 PASSENGER LIFTS
- STRUCTURAL GRID BASED ON 9.0M X 9.0M WITH A 1.5M PLANNING MODULE
- BUILDINGS DESIGNED FOR OCCUPANCY OF 1 PERSON PER 10 SQ M
- DOUBLE HEIGHT RECEPTION AREAS
- PIR CONTROLLED LIGHTING DESIGNED IN ACCORDANCE WITH LG7
- SHOWERS AND CHANGING FACILITIES
- MALE, FEMALE AND DISABLED WCS

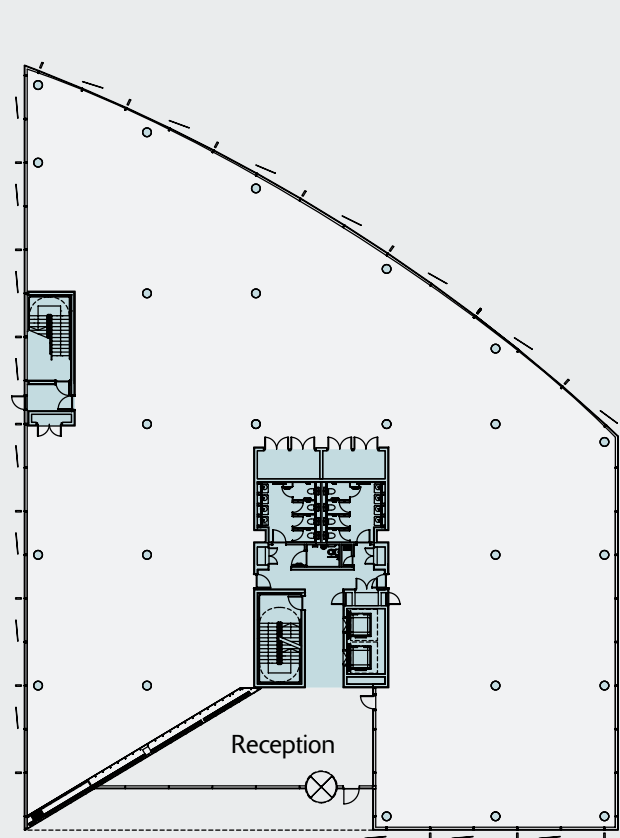
EXTERNAL AREAS

- SECURE CAR PARKING IN A RATIO OF 1:30 SQ M (GROSS)
- SECURE CYCLE BAYS AT UNDERCROFT LEVEL
- SPACE FOR A STANDBY GENERATOR CAN BE PROVIDED
- REFUSE STORES

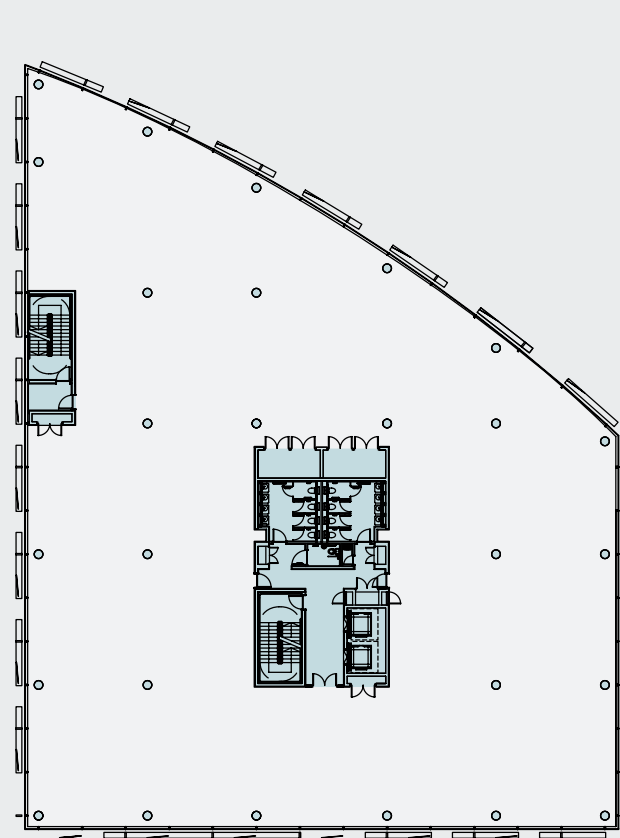
KEY ENVIRONMENTAL CREDENTIALS

- CONSTRUCTED TO LATEST PART L STANDARDS
- FOOTBRIDGE LINK TO THE RAILWAY STATION DIRECTLY FROM THE PODIUM LEVEL
- EPC RATING B TARGETED
- PERIMETER DAYLIGHT CONTROL TO LG7 STANDARDS
- ENERGY EFFICIENT ENVELOPE WITH SOLAR CONTROL GLAZING AND BRISE SOLEIL TO REDUCE SOLAR HEAT GAIN AND COOLING LOADS
- LOW WATER USE TAPS, SHOWERS AND WCS
- THERMAL ZONING WITH LOCAL TEMPERATURE CONTROL
- EDIBLE LANDSCAPE INCLUDING HERB AREAS (ROSEMARY, THYME, SAGE, OREGANO, MARJORAM) AND FRUIT TREES (APPLE, PEAR & CHERRY)
- WILDFLOWER MEADOW AREA TO ENCOURAGE WILD LIFE
- UNDER 5 MINS WALK TO WINNERSH TRIANGLE RAIL STATION

YOUR HQ1030



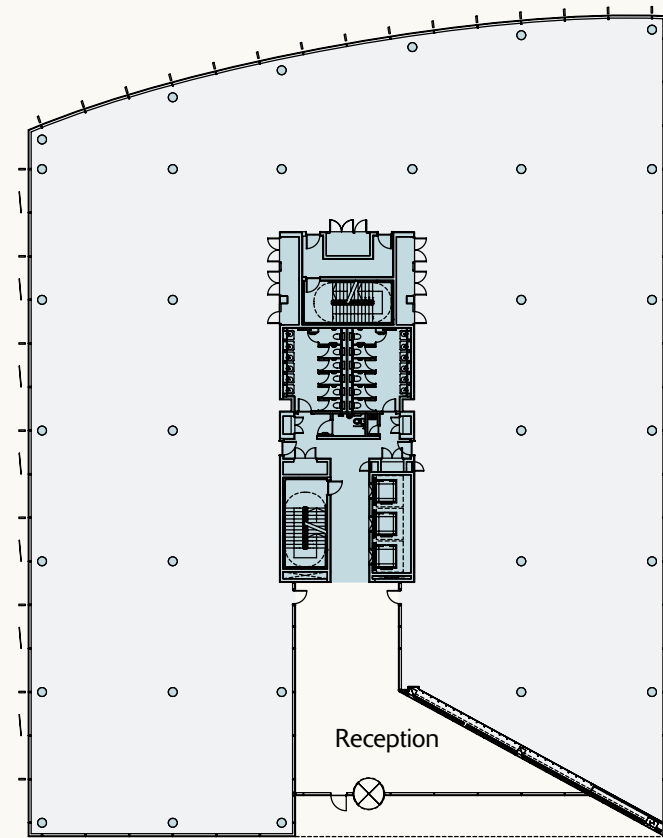
GROUND AND FIRST FLOOR



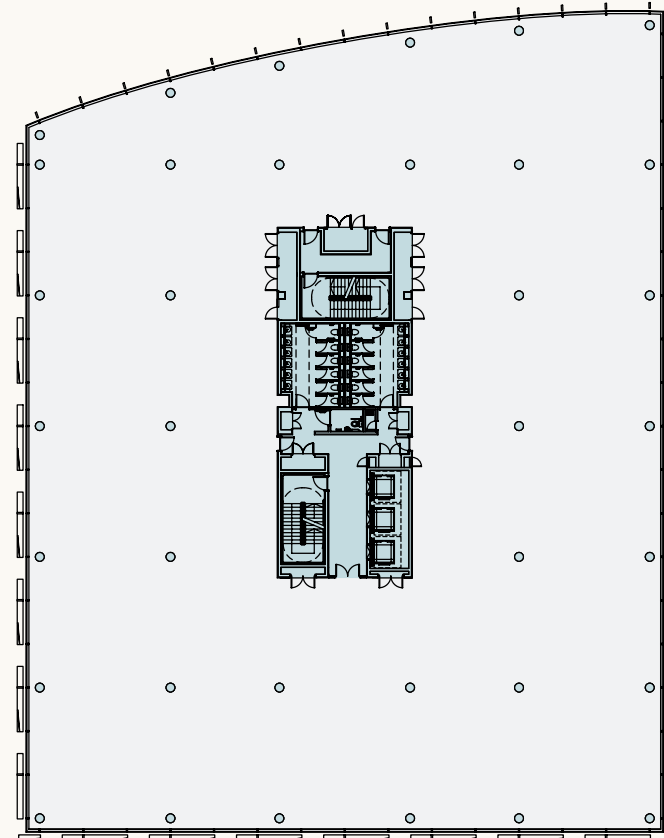
SECOND AND THIRD FLOOR

1030	SQ FT	SQ M
THIRD FLOOR	15,877	1,475
SECOND FLOOR	15,877	1,475
FIRST FLOOR	14,155	1,315
GROUND FLOOR	14,155	1,315
RECEPTION	915	85
TOTAL	60,979	5,665
PARKING SPACES	227	

YOUR HQ1040



GROUND AND FIRST FLOOR



SECOND TO FOURTH FLOORS

1040	SQ FT	SQ M
FOURTH FLOOR	22,443	2,085
THIRD FLOOR	22,443	2,085
SECOND FLOOR	22,443	2,085
FIRST FLOOR	20,021	1,860
GROUND FLOOR	20,021	1,860
RECEPTION	1,561	145
TOTAL	108,932	10,120
PARKING SPACES	395	



WINNERSH IS ABOUT BUSINESS – BUT IT'S NOT JUST ABOUT WORK. TO KEEP YOU REFRESHED AND READY FOR ACTION, IT HAS ITS OWN 4-STAR HOLIDAY INN, COMPLETE WITH SPA, POOL, GYM, RESTAURANT AND BAR.

WITH STATE-OF-THE-ART CONFERENCE FACILITIES, THE HOTEL CAN HOST EVENTS FOR 2 TO 260 DELEGATES.

IN THE PIAZZA, THE CAFÉ/BAR AND THE CONVENIENCE STORE OFFER EVERYTHING NEEDED TO SUPPORT WORK AND PLAY.

THERAPEUTIC



ECOLOGICAL

A large white handprint made of clouds on a blue sky background. The handprint is positioned on the right side of the image, with its fingers pointing upwards and its palm facing left. The clouds are fluffy and white, contrasting sharply with the deep blue sky.

BUILDINGS 1030 AND 1040 WILL GIVE ANY PROGRESSIVE BUSINESS AN IMPORTANT HEAD START IN MEETING ITS ENVIRONMENTAL TARGETS.

PATRIZIA IS COMMITTED TO LEADING THE DELIVERY OF SUSTAINABLE BUSINESS BUILDINGS AND CONSTANT IMPROVEMENTS ARE DRIVING DOWN BOTH RUNNING COSTS AND ENVIRONMENTAL IMPACTS.



UNIQUE

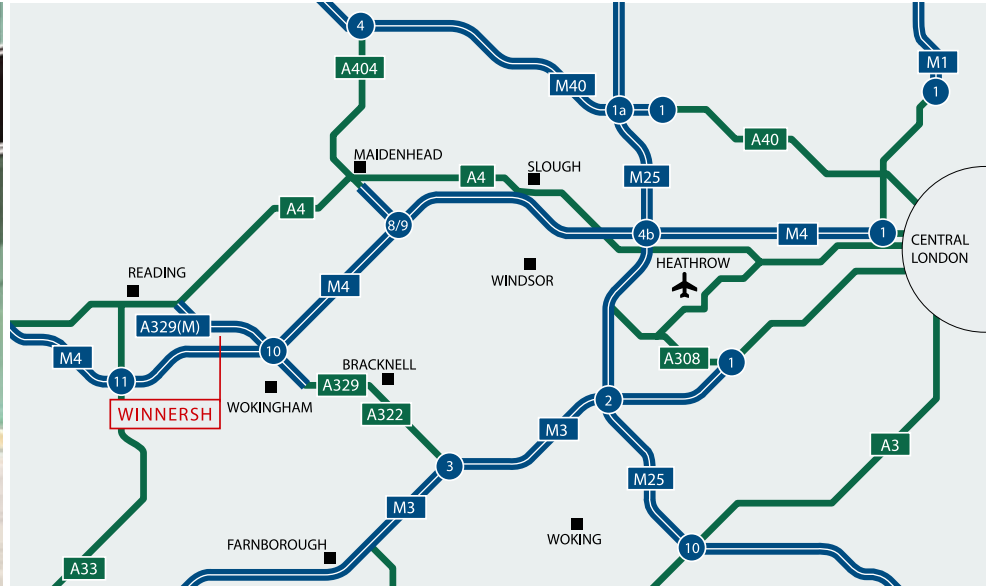
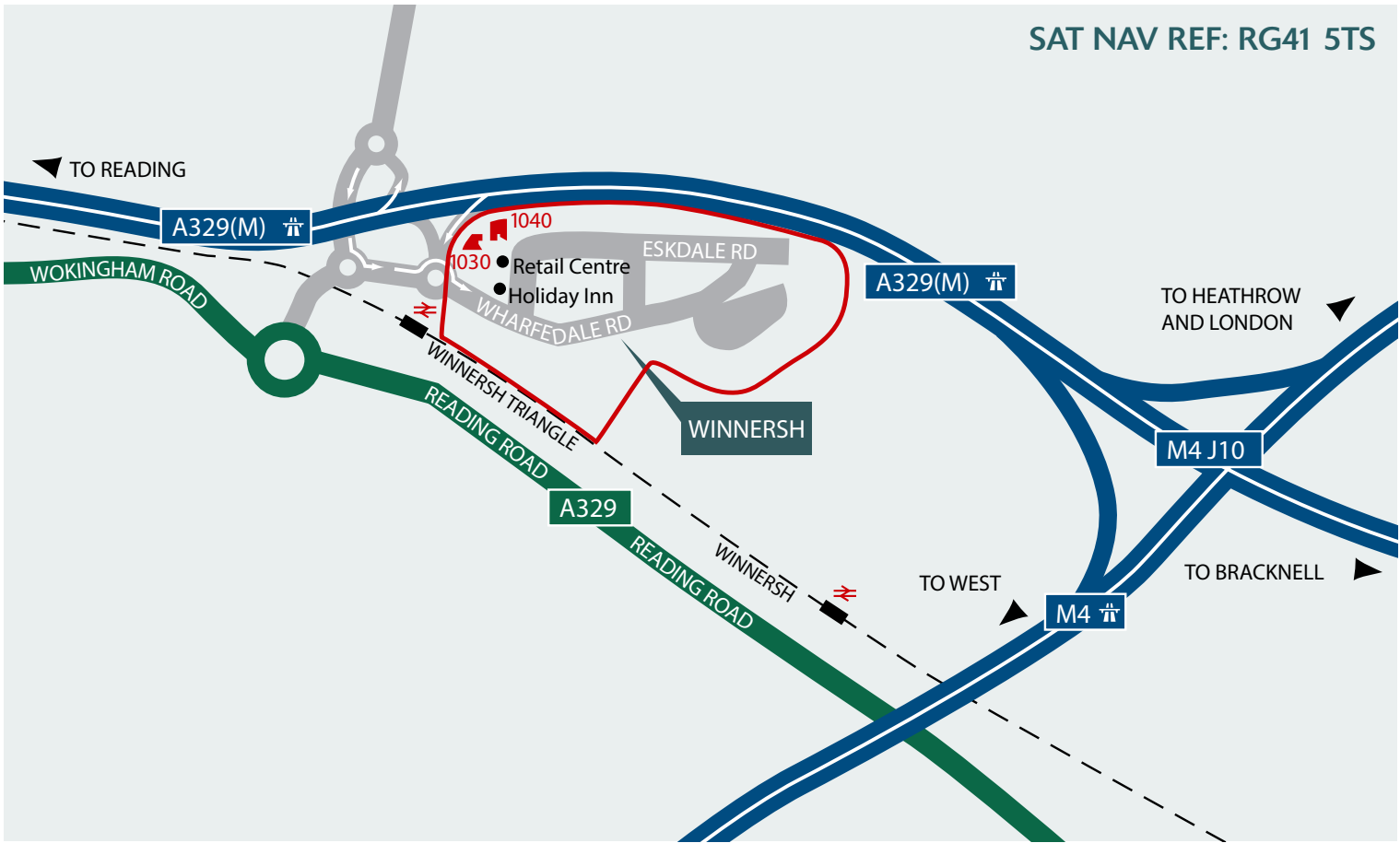
NO OTHER COMPARABLE BUSINESS PARK HAS ITS OWN DEDICATED RAIL STATION. WINNERSH HAS ENVIABLE ROAD AND MOTORWAY LINKS TOO, WITH THE M4 JUST A MILE AWAY GIVING FAST ACCESS TO HEATHROW AIRPORT AND CENTRAL LONDON.

JOURNEY TIMES BY RAIL

TO READING	7 MIN
TO LONDON PADDINGTON	35 MIN
TO GUILDFORD	49 MIN
TO LONDON WATERLOO	66 MIN
TO LONDON GATWICK	85 MIN

JOURNEY DISTANCES BY ROAD

A329(M)	DIRECT
M4 (J10)	1 MILE
READING CENTRE	4.5 MILES
M3	16 MILES
M25	16 MILES
HEATHROW	29 MILES
CENTRAL LONDON	41 MILES
GATWICK	60 MILES





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