



150

Newly refurbished office to let
3,741 sq ft

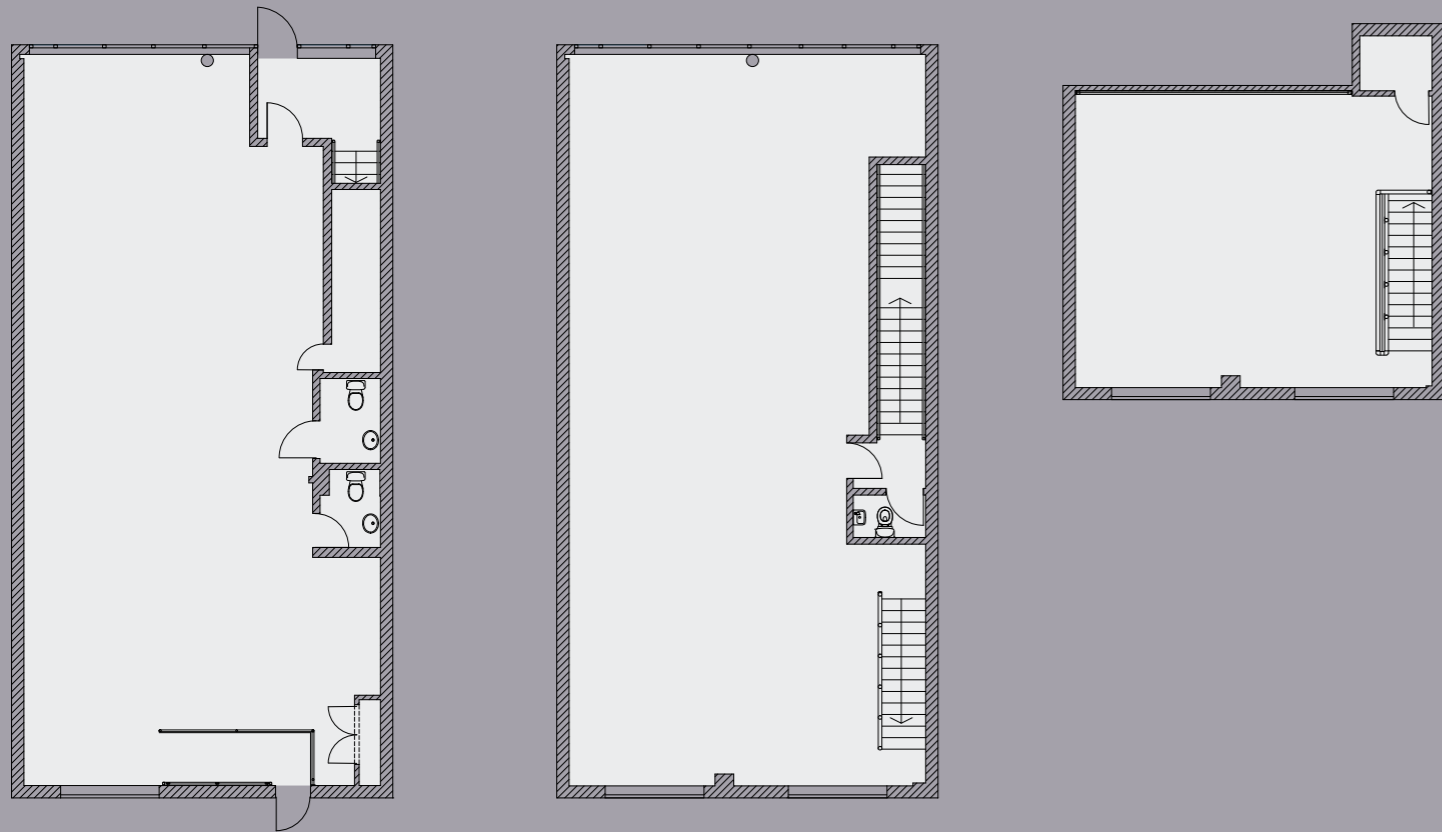
OFFICE

This newly refurbished office provides Grade A accommodation with a landscaped environment, car parking, air conditioning, and is located adjacent to Winnersh Triangle Train Station.



Specification & Floorplans

GROUND FLOOR



*Plans not to scale. Indicative Only.

150	SQ FT	SQ M
MEZZANINE FLOOR	678.1	63
FIRST FLOOR	1,527.4	141.9
GROUND FLOOR	1,536	142.7
TOTAL AVAILABLE	3,741	343.4



- Full height glazing to front elevation
- Dedicated entrance
- Flexible open plan floor plates
- Full raised access floors with new carpet throughout
- New air conditioning throughout (heating and cooling)
- New LED lighting and suspended ceiling system at ground floor level
- 24/7 access and use
- 16 car parking spaces (1: 234 sq ft)
- Male, female and accessible WCs

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

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

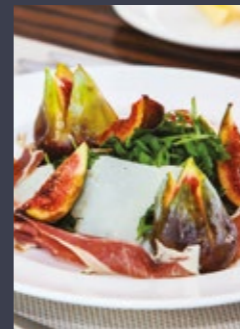
Source: National Rail enquiries. All times are fastest journeys. Extra trains may travel at peak times.



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.

Amenities



There's more to life than work...

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

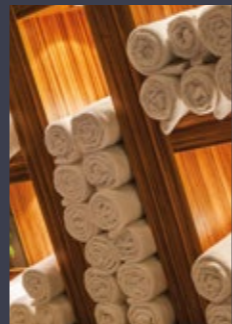
The Holiday Inn is an AA 4-star hotel with a business centre, conference facilities and an AA 2-Rosette restaurant, Caprice.

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.

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

A development by

PATRIZIA UK LTD

www.patrizia.ag/en/
+44 20 3743 6500

Address

Winnersh Triangle Marketing Suite

Building 1000, Eskdale Road,
Winnersh Triangle, RG41 5TU

Agents



James Finnis

+44 20 8283 2534
james.finnis@eu.jll.com

Matthew Parry

+44 20 7852 4120
matthew.parry@eu.jll.com



Ed Smith

+44 20 7318 5136
edward.smith@struttandparker.com

Jeremy Metcalfe

+44 20 7318 5139
jeremy.metcalfe@struttandparker.com



Kevin Cook

+44 118 909 7409
kcook@vailwilliams.com

Charlie Nicholson

+44 118 909 7419
cnicholson@vailwilliams.com

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