

# 200

## Berkshire Place

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WINNERSH TRIANGLE,  
READING, RG41 5RD

### To let

**Modern fitted offices in  
attractive landscaped  
surroundings**

- 8,379 SQ FT
- 2ND FLOOR NORTH
- ON-SITE CAR PARKING
- AIR CONDITIONING
- RAISED FLOORS
- GRADE A
- ON SITE CAFÉ

# 200 Berkshire Place

## DESCRIPTION

200 Berkshire Place is a three storey office building with an impressive full height atrium with a newly refurbished café in attractive landscaped surrounds. The building is home to Sage, Amdocs and SGI and is located only a short walk from additional amenities at the central piazza at Winnersh Triangle Business Park.

## LOCATION

200 Berkshire Place is situated 4.5 miles south east of Reading and 37 miles west of Central London. It benefits from its own railway station (Winnersh Triangle) immediately to the south which provides frequent services to London Waterloo in around 1 hour 20 minutes.

Access to junction 10 of the M4 motorway linking London to Bristol and Cardiff is 1.5 miles east along the A329(M). The A329(M) also continues further south to junction 3 of the M3 Motorway via the A322.

## TERMS

The premises is available by way of sub lease or assignment until 30th November 2026. Alternatively, consideration will also be given to granting a new lease directly from the landlord.

## CAR PARKING

1:231 sq ft

## BUSINESS RATES

On application

## SERVICE CHARGE

On application

## EPC

The Building has an EPC rating of D.



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