

winnershtriangle.co.uk

# 145

Office Unit

3,485 sq ft  
To Let



WINNERSHTRIANGLE

SAT NAV: RG41 5RB





2

Unit 145

# For better meetings

Unit 145 offers bright offices in a landscaped environment located immediately adjacent to Winnersh Triangle Train Station.

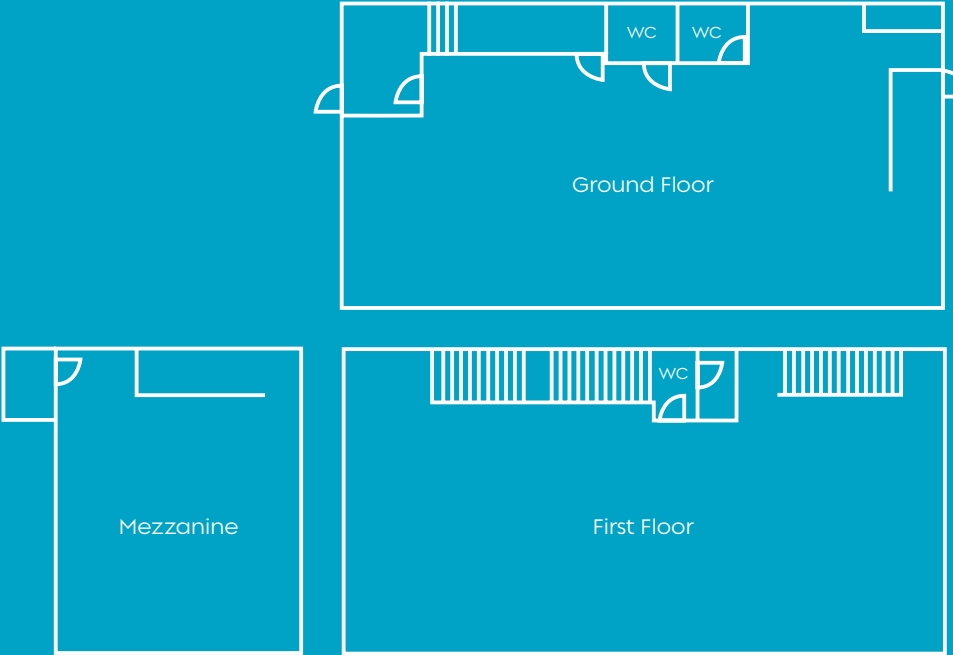


Indicative image



Indicative image

## Floorplans



Plans not to scale. Indicative Only.

## Specifications

- Flexible open plan floor plates
- Full height glazing to front elevation
- 24/7 access and use
- 16 car parking spaces (1: 234 sq ft)
- Male, female and accessible WCs
- Dedicated entrance

Area	SQ FT	SQ M
First floor mezzanine	641	59.5
First floor	1446	134.3
Ground floor	1388	129.0
<b>Total</b>	<b>3475</b>	<b>322.8</b>

\*Net internal area.

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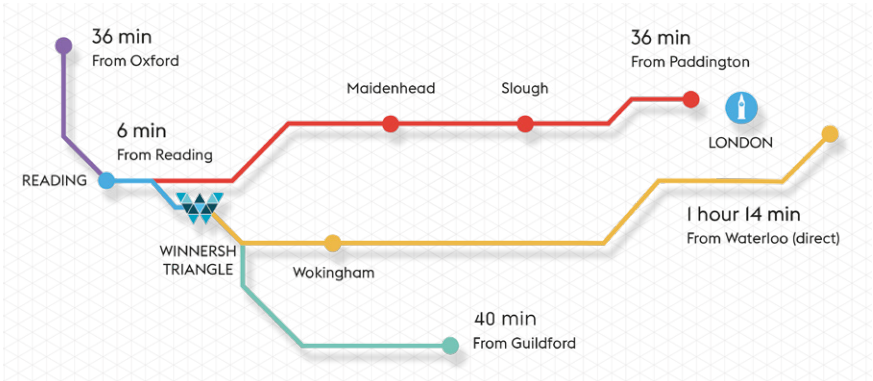
Winnersh Triangle

# For better connections

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



## BY RAIL FROM WINNERSH TRIANGLE



## BY ROAD

M4 JUNCTION 10	2.2 MILES
READING	5.6 MILES
BASINGSTOKE	18.4 MILES
M25 JUNCTION 15	20.4 MILES
HEATHROW T1, 2 & 3	24.3 MILES
CENTRAL LONDON	38.7 MILES
OXFORD	48 MILES
SOUTHAMPTON	49 MILES
GATWICK	62.4 MILES

## BY RAIL FROM WINNERSH TRIANGLE

READING (DIRECT)	10 MINUTES
GUILDFORD	36 MINUTES
BASINGSTOKE	38 MINUTES
PADDINGTON	44 MINUTES
OXFORD	44 MINUTES
WATERLOO (DIRECT)	1 HOUR 15 MINUTES
SOUTHAMPTON	1 HOUR 15 MINUTES
GATWICK	1 HOUR 31 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.







Winnersh Triangle

# For better balance

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 Gather & Gather Café and Monty's bar provide options to eat and drink.

A WHSmith convenience store provides 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.



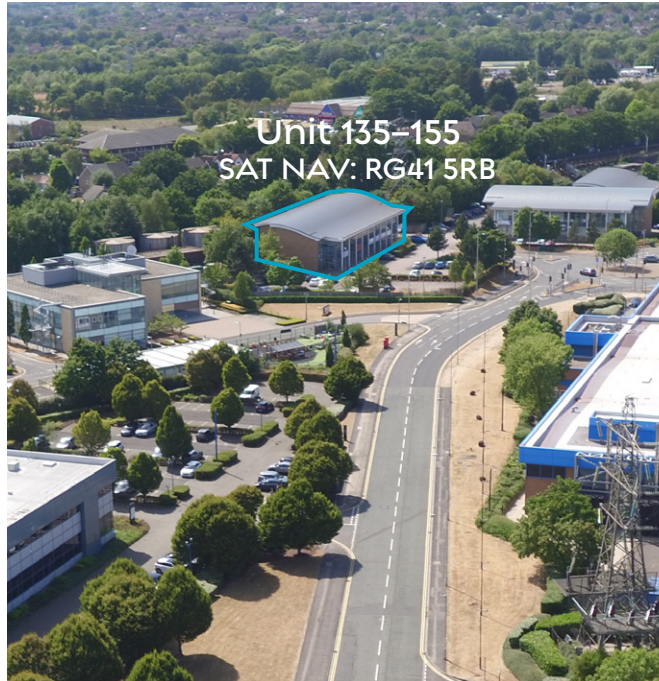


Winnersh Triangle

# For better futures

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

[www.winnershtriangle.co.uk](http://www.winnershtriangle.co.uk)



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