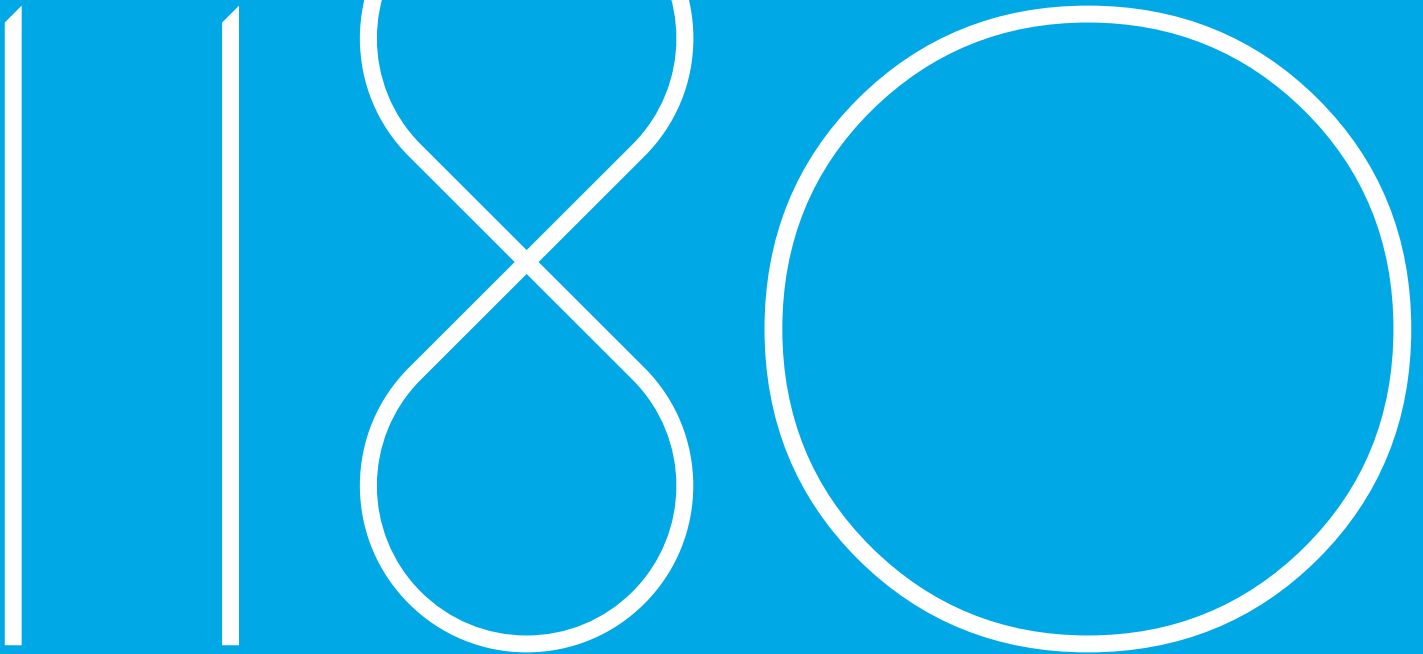


**Building**



**Space with infinite opportunity**

**3rd and 4th floors available**  
Grade A office space  
RG41 5TU

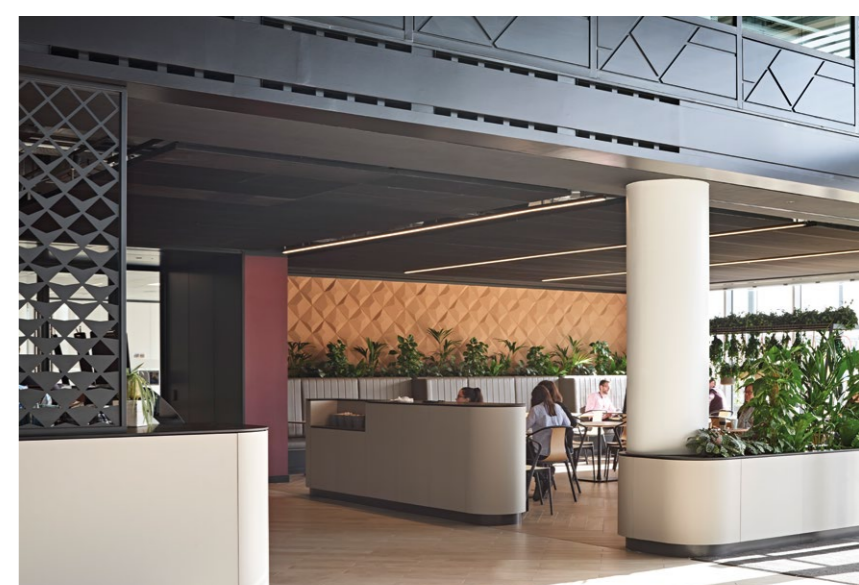
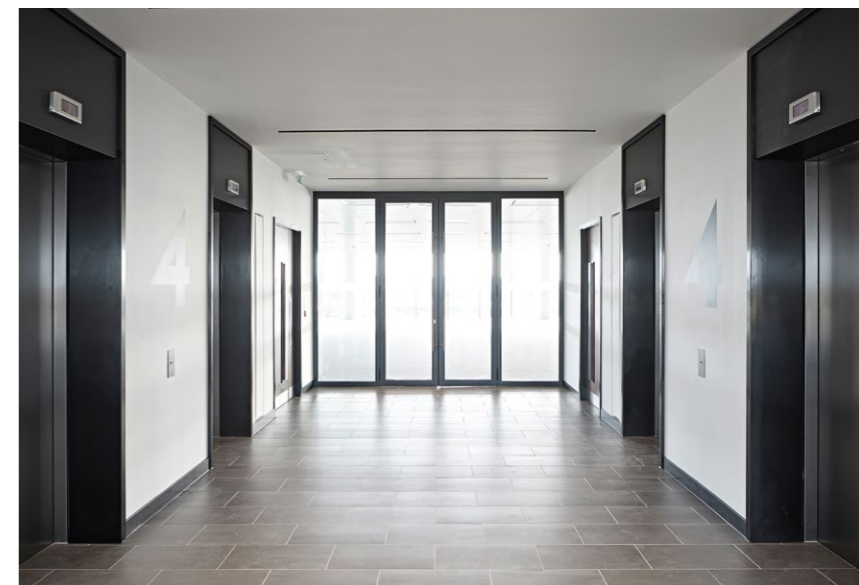
[winnershtriangle.co.uk](http://winnershtriangle.co.uk)

**Space  
to inspire...**

**designed for  
the future  
of work**

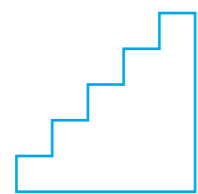


Building 1180 has available space on the 3rd & 4th floor, with views overlooking Dinton Pastures. The space is contemporary, light and vibrant. On the ground floor there is a large welcoming reception and a café with co-working and casual meeting areas.

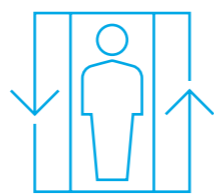


Building 1180's flexible work and social spaces support modern workstyles and collaboration, so employees get the most out of office time.

High-spec floorplates for fast-paced businesses. Light and space are keynote features, creating a comfortable, stylish environment that boosts productivity and is, quite simply, a great place to work.



3rd and 4th floors available



Four passenger lifts



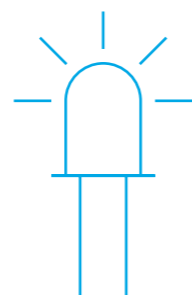
BREEAM very good and EPC B



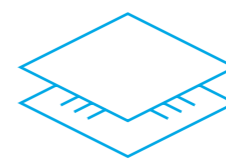
Car parking ratio of 1:289 sq ft (196 spaces)



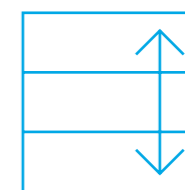
Active chilled beam air conditioning



PIR controlled LED lighting



Raised floor (150mm void)



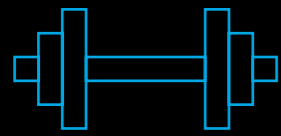
Imposing double-height reception

**Space details**

Employee wellbeing is at the heart of thriving companies. From physical fitness and mental wellness to support for families, social spaces and park-wide events. Building 1180 at Winnersh Triangle offers a wealth of accessible and inclusive support for its 5000-strong community.

Positioned adjacent to The Court and The Cabin all-weather pitch and wellness centre and opposite the state-of-the-art Move HQ gym, active wellbeing is just a few steps away. **Here's why...**

# Space... where wellbeing is much more than standard



**Move HQ**  
New gym and elite sports performance centre



**Pétanque pitch**  
Relax European-style

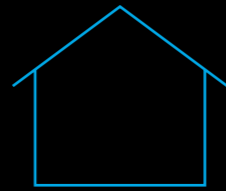


**Outdoor table tennis**  
Take on your colleagues



**Showers and changing facilities**  
Refreshed and raring to go

## Body



**The Court and The Cabin**  
All-weather pitch and wellness centre



**Garden allotments**  
(coming soon)



**Abundant green spaces**  
Connect with nature in 24-acre Winnersh Meadows



**Spectacular views**  
360° panoramic views

## Mind



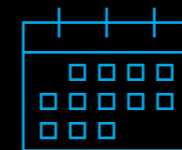
**Three Gather & Gather Cafés**  
Meet and eat, with healthy food options



**Social groups, classes & activities**  
Expand your social network

## The Exchange

**The Exchange: café, meeting rooms and co-working facility**  
Change up your workspace



**Events**  
Over 500 park events a year

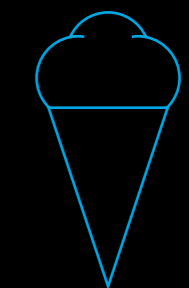
## Social



**Charity events**  
Have fun and give back



**Planting**  
7,000 bulbs and 60 new trees planted in 2021



**Seasonal street food events**  
1,000 ice cream given away each year



**Toad Hall Nursery**  
High quality, convenient childcare

## Community



Winnersh Triangle is the largest business park in the UK with FITWEL accreditation for excellence in health and wellbeing.

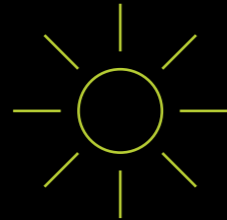
We go beyond the basics so that our buildings, parks and suppliers exceed industry standards. We continuously push the boundaries of what it means to be green, helping you meet your ESG targets.

**Where we are now:**

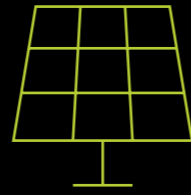
## Space to be greener..



Use 100% renewable energy



Common areas in 1180 powered by solar panels



19,000 sq ft of solar panels installed across the park

### Energy



FITWEL accreditation



ISO 14001 environmental management system

### Certification



Ryde hire bikes free to use for all occupiers



Electric vehicle charging (coming soon)



20 secure cycle bays

### Transport



Community nature trails upgraded



Park wide waste policy and recycling facilities



Ongoing planting programme

### Environment



Six bird boxes



Four beehives

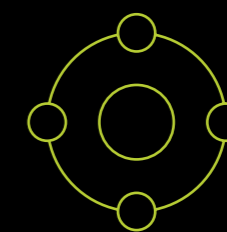


Hedgehog houses, bat boxes and bird feeders

### Wildlife



2025 5\* GRESB ranking



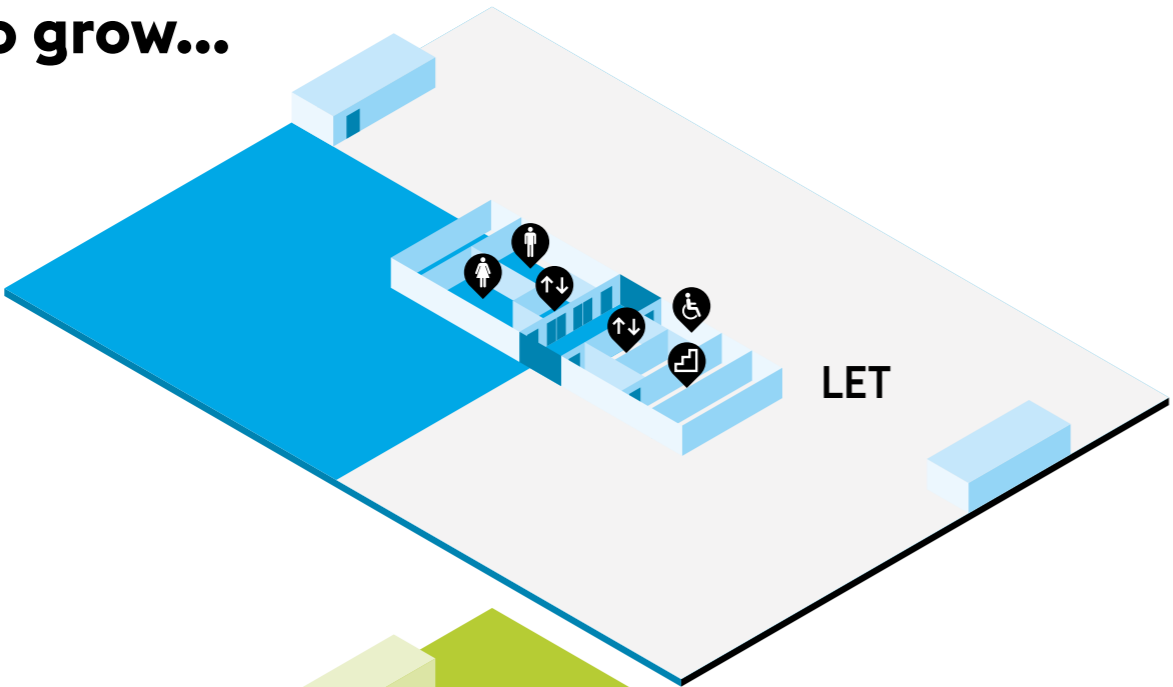
2030 Net zero carbon in all landlord areas

### Targets

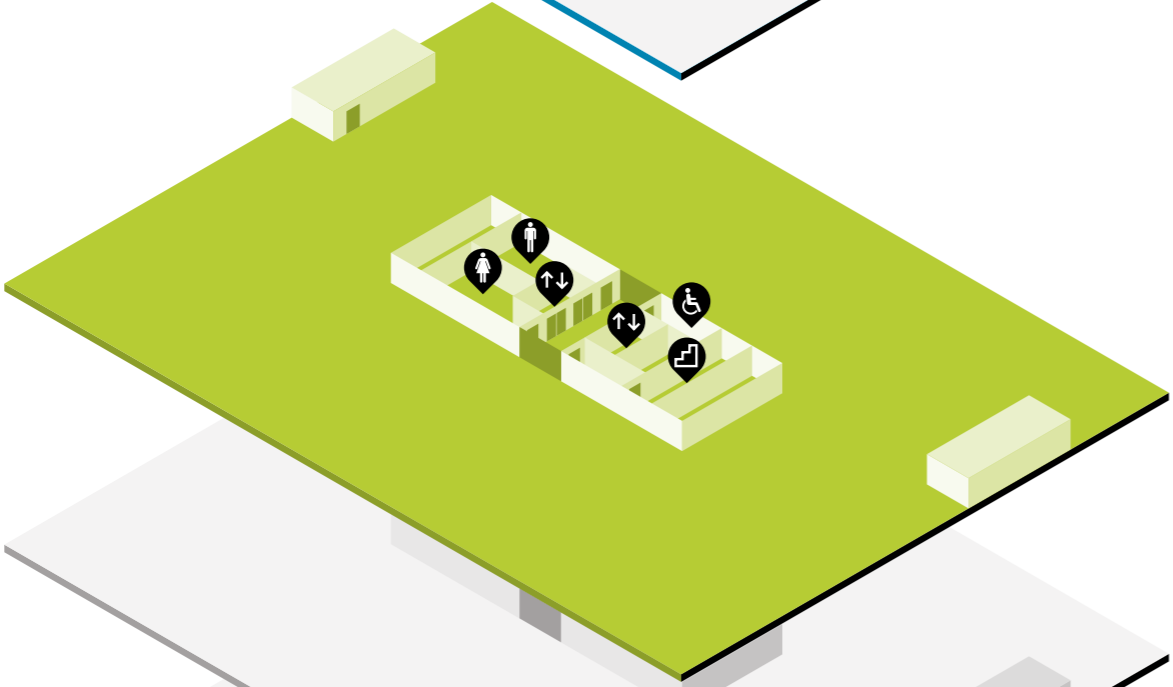


# Space to grow...

4



3



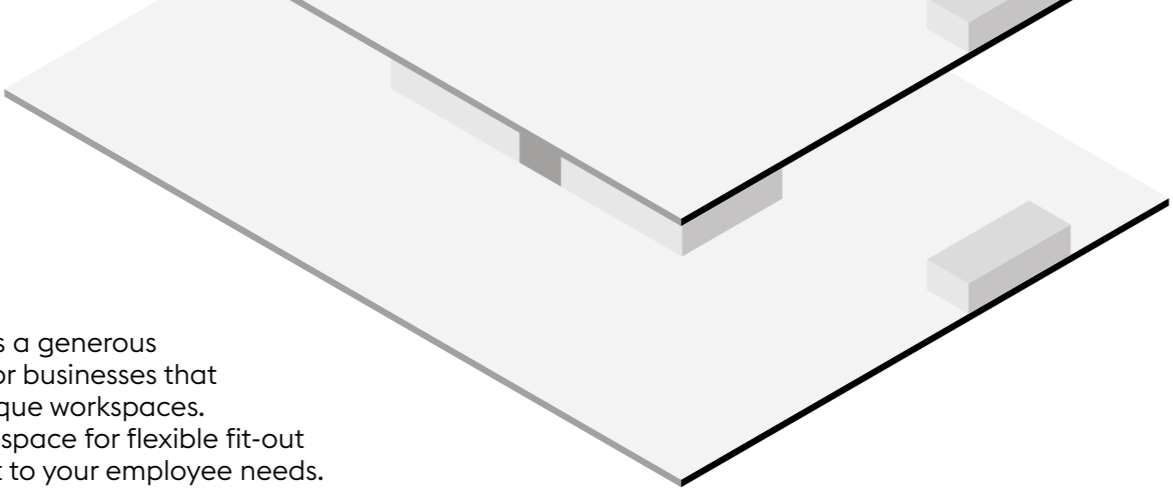
2



1



G



Building 1180 offers a generous footprint perfect for businesses that want to create unique workspaces. There is abundant space for flexible fit-out options that adapt to your employee needs.



Floor	sq ft	sq m
4	8,000	743
3	28,371	2,635
2	Let to Jacobs	
1	Let to Jacobs	
G	Let to Jacobs	
<b>Total</b>	<b>36,371</b>	<b>3,378</b>

Located within a five minute walk of Winnersh Triangle train station and close to other onsite amenities, Building 1180 is prominently positioned on park with excellent frontage to the A329(M).

# Space in the perfect place...

## Reading

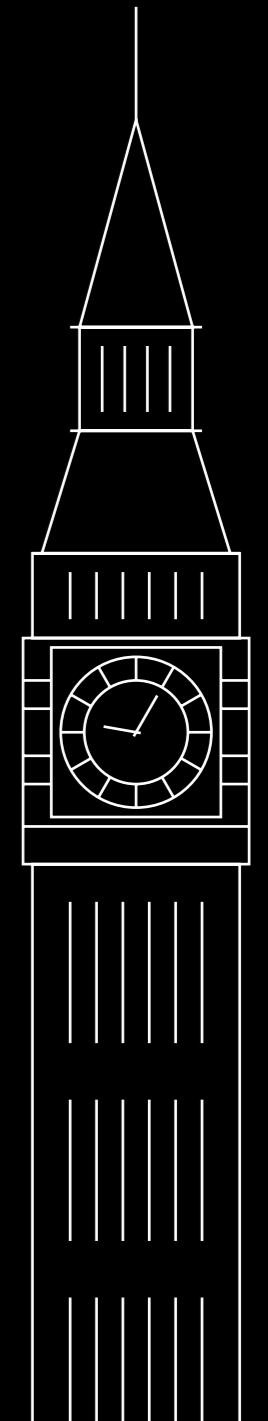
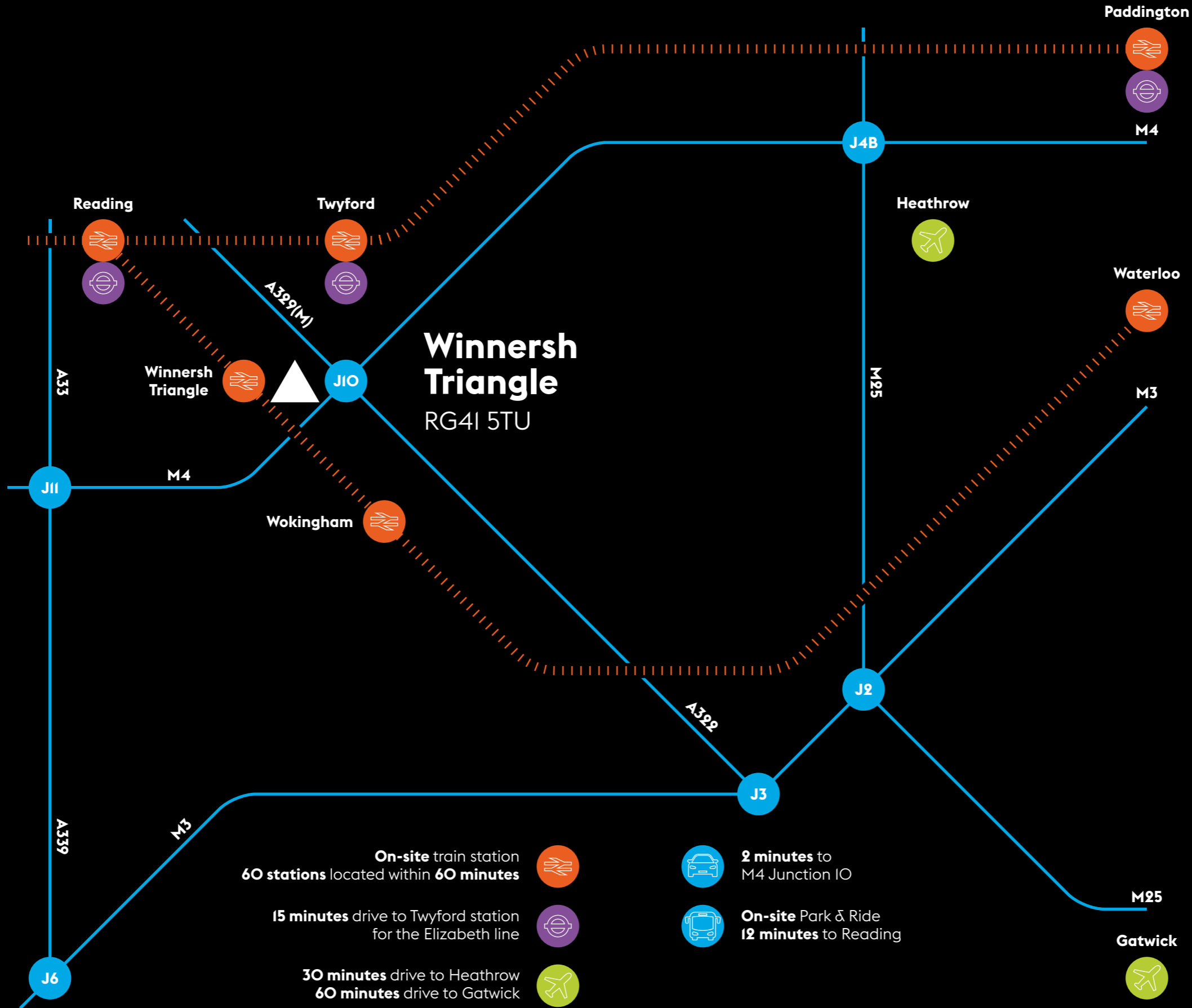
12 minutes bus journey

7 minutes train journey

## London

Less than an hour drive to West London

36 minutes train journey to Paddington



# Space for you... at **Winnersh Triangle**

**1180**

Ryde  
bike  
hire

Move  
HQ

Winnersh  
Meadows

Gather &  
Gather Café,  
pétanque &  
event space

Ryde  
bike  
hire

Solar  
panels

Charging  
points

The  
Piazza  
& Ryde  
bike hire

Children's  
day  
nursery

Crowne Plaza  
Hotel with spa,  
gym, pool, bar  
& restaurant

Winnersh Triangle  
train station with  
frequent Central  
London connections

Cycling  
routes to  
Twyford

Dinton  
Pastures  
Country Park

A329(M),  
2 minutes  
drive to M4  
Junction 10

Gather  
&  
Gather  
Café

The Court &  
The Cabin  
for park  
wellbeing

Charging  
points

Street  
food &  
pop-ups

The  
Green

Gather & Gather  
Café &  
The Exchange  
co-working space

Charging  
points

Solar  
panels

Bee  
hives

Bridge walkway  
to train station

New Park & Ride  
with 500 pay &  
display spaces,  
(Q3 2022)



Chal  
Rein

ng today.  
ng tomorrow

WORLDWIDE LEE  
WORLDWIDE LEE  
WORLDWIDE LEE

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WORLDWIDE LEE  
WORLDWIDE LEE

Take up your space in Building 1180

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