

BUILDING

1180

Completion Summer 2021



14,000-56,742 sq ft



Top two floors
available



Extensive
refurbishment

A CONTEMPORARY,
INSPIRING, NEWLY
REFURBISHED
OFFICE BUILDING.

Redefine your first impression

Building 1180 is part of a new generation of agile business spaces at Winnersh Triangle encouraging collaboration and shared ideas, geared towards creative thinking, problem solving and innovation. Located along the Eskdale Road, it is perfectly situated on the park to give your wellbeing a boost, immediately adjoining the brand-new sports and wellness hub.

The building also houses a new state of the art cafe with co-working space. Providing not only a perfect cuppa or cappuccino but a vibrant atmosphere, giving your team somewhere to relax or catch-up out of the office.

1180 is an easy walk to Winnersh Triangle train station and other onsite amenities; making it simple for you to reconnect people with your business.



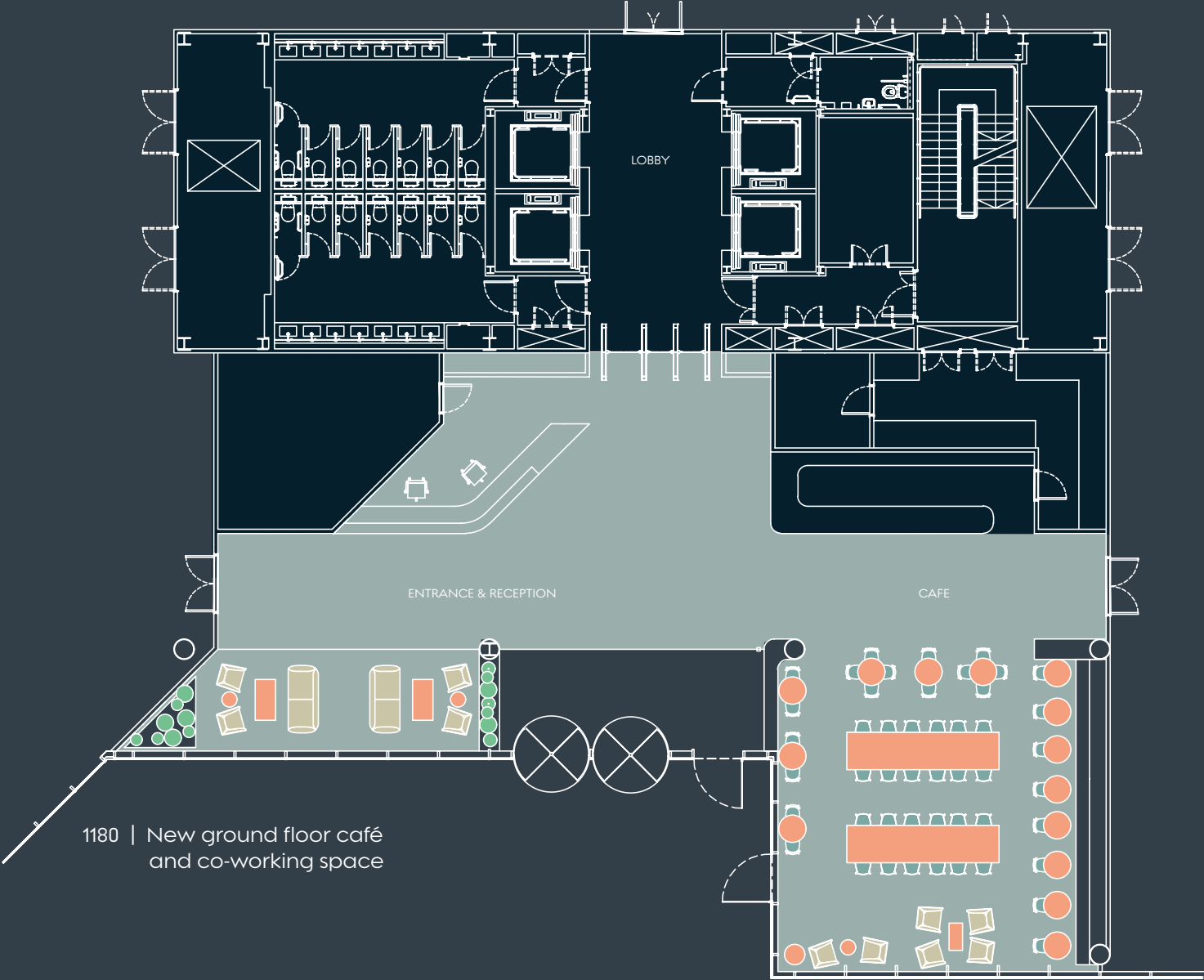
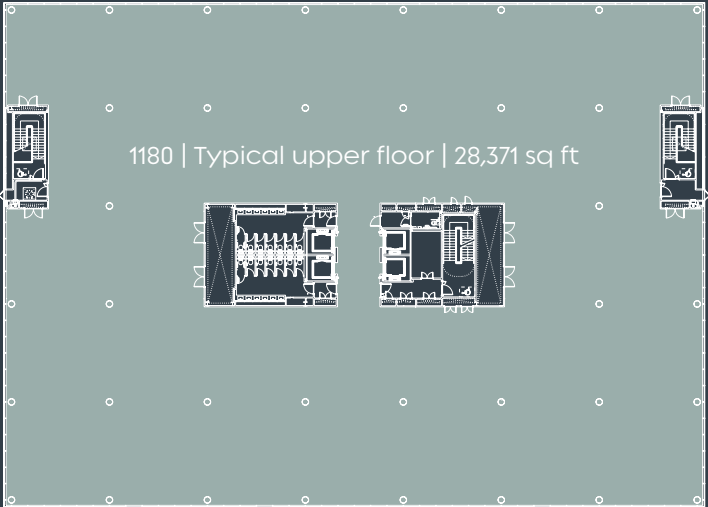
New reception and cafe



Floorplans

Building 1180: Works to refurbish the upper two office floors together with a comprehensively remodelled reception, new cafe and common parts will complete in Q1 2021.

FLOOR	SQ FT	SQ M
Fourth	28,371	2,635
Third	28,371	2,635
Second	LET TO JACOBS	
First	LET TO JACOBS	
Ground	LET TO JACOBS	
TOTAL	56,742	5,270
Reception/Café/Breakout	3,989	370





Specification



PIR controlled
LED lighting



4 passengers
lifts



Secure cycle
bays



Showers and
changing facilities



Active chilled beam
air conditioning



Male, female and
disabled WCs



Café and
co-working area



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



Raised floor
(150mm void)



Imposing
double-height
reception



Potential
workspace CGI

Re-energising people

540 EVENTS
PLANNED
FOR 2021

There's more to life than work, which is why we have created spaces to give everyone's wellbeing a boost. We believe a positive work life balance leads to increased productivity, lower absenteeism and a happier, less stressed workforce.

45 EVENTS A MONTH – from pilates and bootcamp to yoga and reflexology, French classes to workshops, and street food trucks, summer musical afternoons and BBQs.

NEW IN 2021:



2x Gather & Gather cafés



Pétanque pitch



3x outdoor tennis tables



Garden allotments



Cycle hub and shower facilities

The Exchange

The Exchange: Cafe | Meeting rooms | Hot desks



Park wide wifi



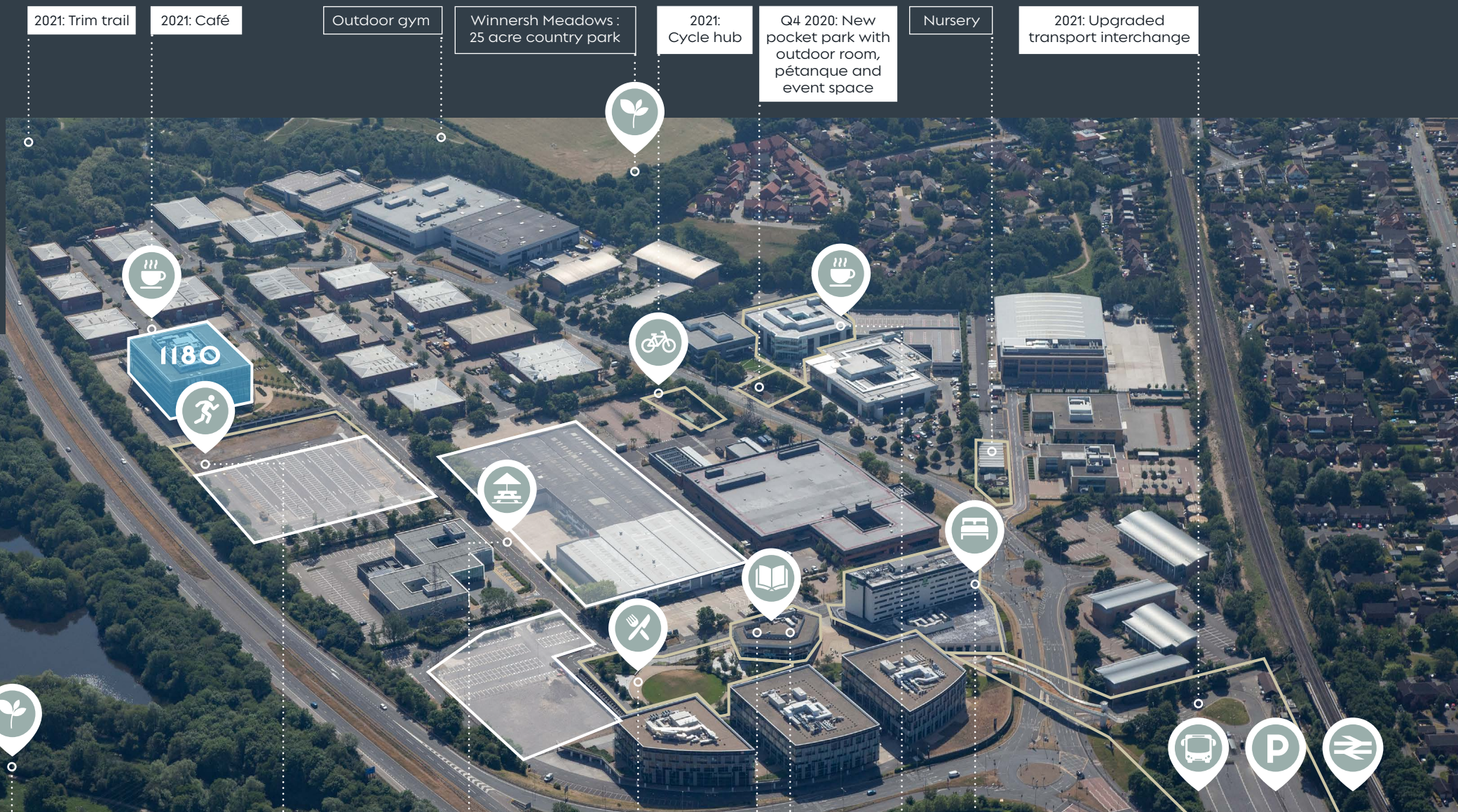
New social groups, classes and activities

WINNERSHTRIANGLE							APRIL 2020	
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
27	28	29	30	31	1	2		
3	4	5	6	7	8	9		
10	11	12	13	14	15	16		
17	18	19	20	21	22	23		
24	25	26	27	28	29			



Amenities

Frasers Property is investing £6m into improvements at Winnersh Triangle, including landscaping, cafes, sports hubs and cycle facilities.



Cycling routes to Twyford

Dinton Pastures Country Park - 335 acres recreation space

2021: Urban gardens, yoga & exercise studio

Q4 2020: All-weather sports pitches

2021: New boulevard connecting amenity to building with outdoor seating & meeting space

Regular street food & pop-up shops

Summer 2021: The Exchange

WH Smith, Cafe

2020: Café

Spa, gym, pool, 4* hotel & conference centre, Caprice restaurant

KEY:
 Development sites - capable of supporting over 400,000 sq ft
 Future amenities
 Existing amenities

Connecting places

LESS THAN AN HOUR DRIVE TO WEST LONDON



Onsite

Train station



2 Mins

Drive from M4 Junction 10



Onsite

Ample onsite, secure car parking



7 Mins

Train journey to Reading Station (Connections to Paddington every 10 minutes)



12 Mins

To Reading from Winnersh Triangle Park & Ride via bus



15 Mins

Drive to Twyford station (Crossrail)



30 Mins

Drive to Heathrow Airport



2021

New arrival experience from train station



A329 (M)
2 mins drive from M4 Junction 10

2021: New Cycle Hub

2020: Upgraded bridge linking to station

Winnersh Triangle Railway Station. 60 train stations located in 60 minutes

2021: Expanded Park & Ride

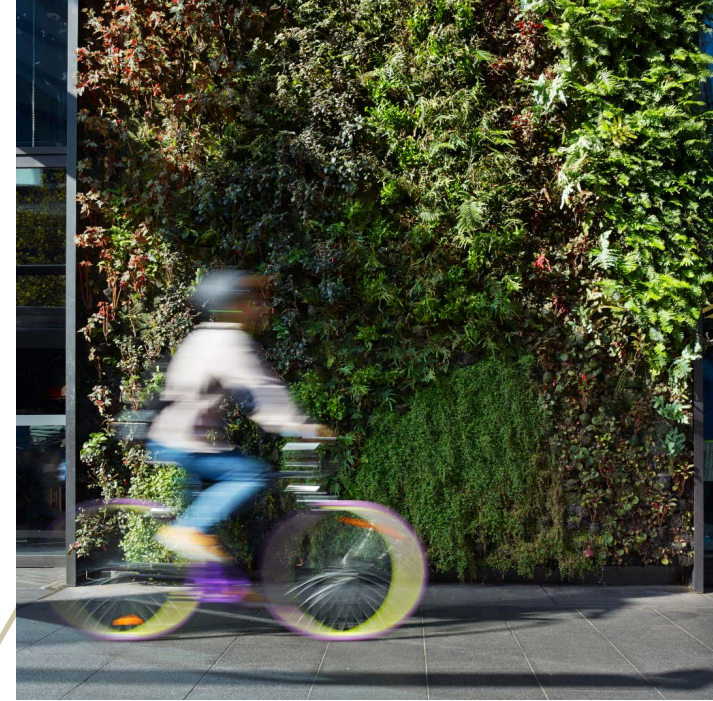


*View from top floor overlooking
Dinton Pastures Country Park*

Responsible environments

Sustainability is a key contributor to our success and our unifying idea is at the core of all we do as well as the way we do business. At Winnersh Triangle, we are leveraging opportunities provided by sustainability to provide better outcomes for our occupiers, customers, employees and the community through the following:

213 NEW TREES BEING PLANTED



2020

100% use of renewable energy



2020

New park wide waste policy



2020

Support of local community to upgrade nature trails



2020/21

Solar panel roll out programme



2020/21

New wellbeing initiatives



2021

New facilities to enable more cycling



2025

5* GRESB ranking



2030

Net zero carbon zero in all landlord areas





Get in touch

CBRE

Matt Willcock
07920 117257 | matt.willcock@cbre.com

Marianne Thomas
07771 513118 | marianne.thomas@cbre.com

Jessica Bodie
07500 977451 | jessica.bodie@cbre.com

HOLLIS HOCKLEY

Rhodri Shaw
07768 448211 | rhodri.shaw@hollishockley.co.uk

Chris Barrs
07779 010839 | chris.barrs@hollishockley.co.uk

Alice Hilliard
07557 280885 | alice.hilliard@hollishockley.co.uk



Rupert Batho
07917 701669 | rupert.batho@frasersproperty.com

Eilidh McAllister
07469 082669 | eilidh.mcallister@frasersproperty.com



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