

820

New warehouse opportunity

58,303 sq ft
RG41 5TS

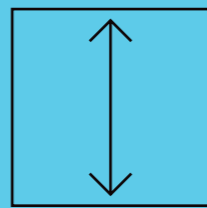
winnershtriangle.co.uk

Located in the heart of Winnersh Triangle, 820 is a new warehouse with first floor office accommodation.

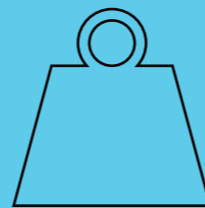




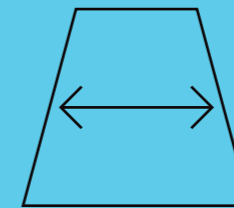
EPC
'A'



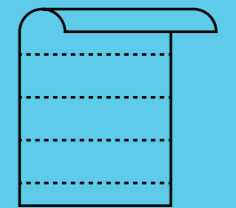
6m clear
eave height



50kN/m2
load capacity



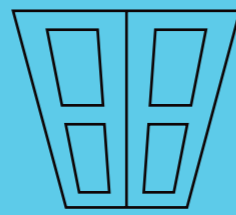
34m deep
yard



Three electric level access
loading doors



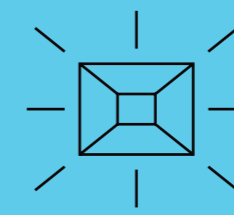
BREEM
'Very Good'



10%
roof lights



500 kVA with ability
to increase to 1 mva



Security lighting
in yard



Secure
yard



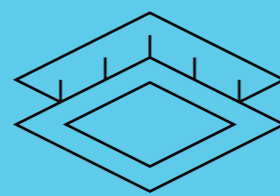
Building 820 is a newly constructed warehouse benefiting from a high standard specification. The warehouse has a clear internal height of 6m, with extensive natural light via roof lights. Three full height loading doors also provide access from the secure yard.



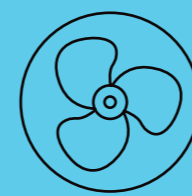
CAT A
office space



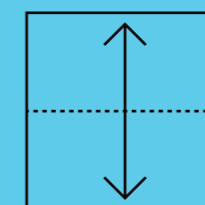
New WC, shower and
kitchen facilities



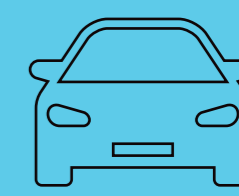
Suspended ceilings with new
LED lighting throughout the
office accomodation



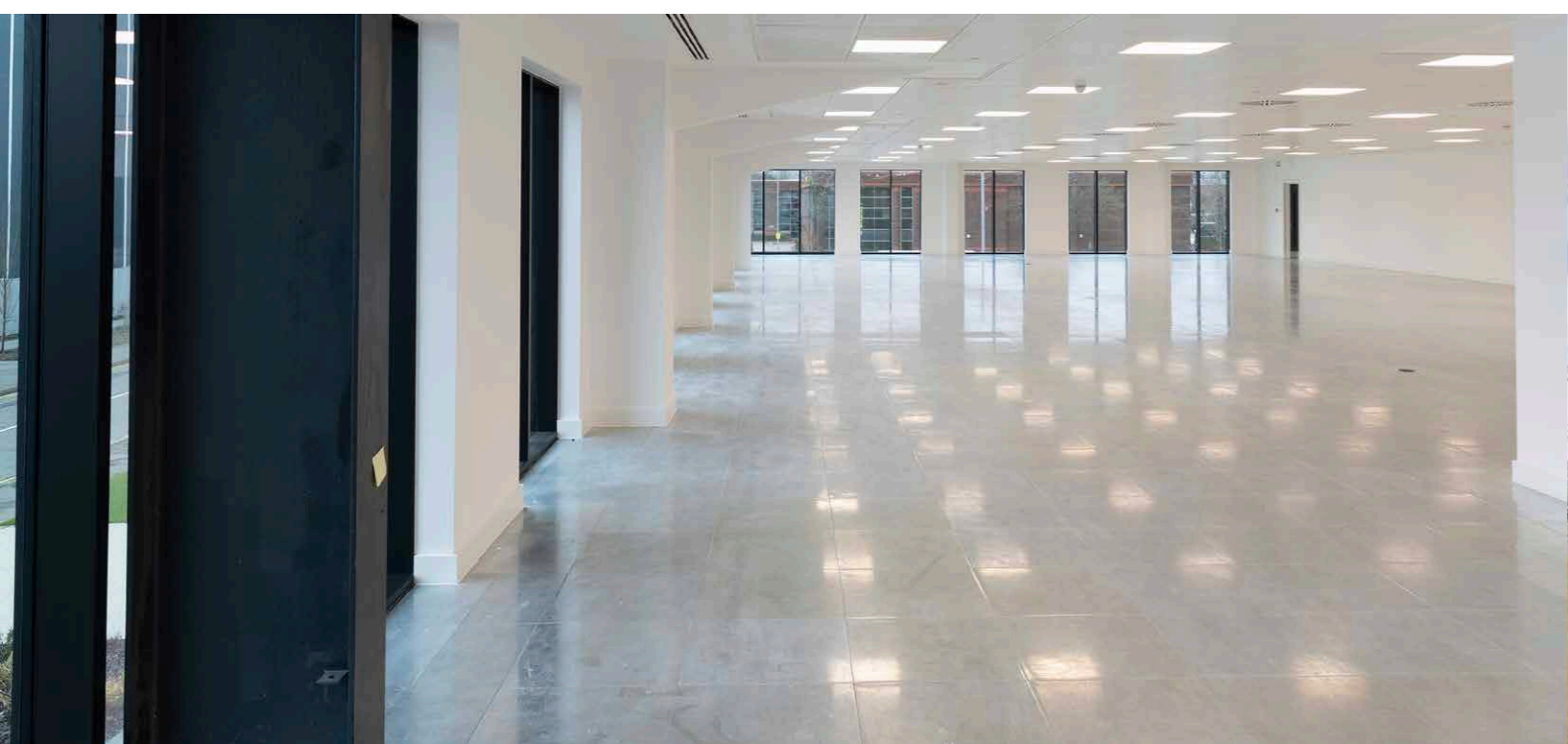
New VRF heating
and cooling system



Main entrance
double height reception

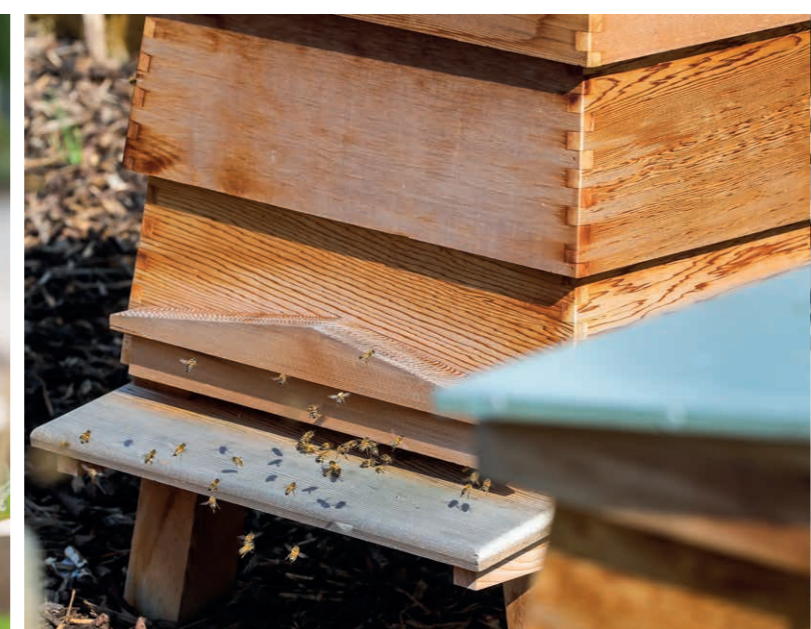


Up to 108 parking spaces
plus 12 accessible





PASSION FOR SUSTAINABILITY



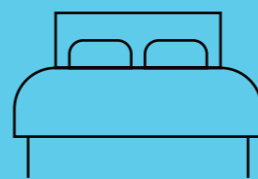
100% use of renewable electricity in managed areas



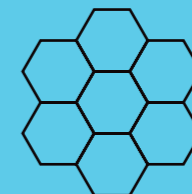
ISO 14001 accredited (Environmental Management System)



GRESB 5-star ranking by 2025



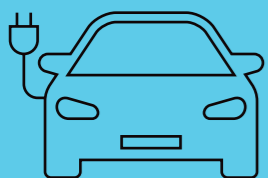
Three hotels within three minutes



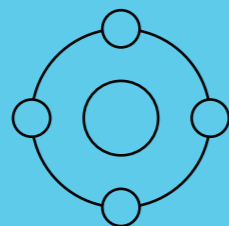
Wildlife enhancement programme bat and bird boxes, beehives and hedgehog houses



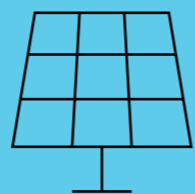
Horticultural and biodiversity workshops



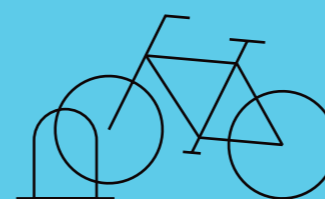
EV charging points across the estate



Net zero carbon by 2050



Rooftop solar PV roll-out programme across the estate



Secure cycle parking for active commuters



Continuous landscape upgrades and improvements



Park wide waste policy and recycling facilities

SITE PLAN



Floor	sq ft	sq m
Second floor plant	1,537	143
First floor office	10,192	947
Ground floor warehouse	46,574	4,327
Total (GEA)	58,303	5,417





HUB FOR KNOWLEDGE

“Winnersh was one of the few business parks to offer offices and manufacturing facilities.”
Johan du Plessis, tepeo Founder & CEO



tepeo



CENTER SQUARE



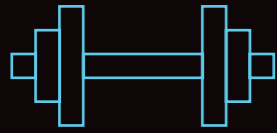
Jacobs



INTUITIVE



OUTSTANDING AMENITIES



Gym
and wellness
programme



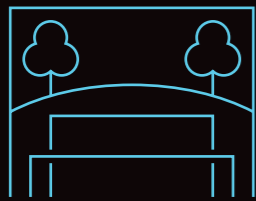
Park in your Pocket
dedicated park app just for occupiers,
loaded with the latest news and events



Four on-site cafés
meet and eat, with
healthy food options

The Exchange

The Exchange
café, meeting rooms
and co-working facility



Outdoor meeting room
for a change
of scenery



Toad Hall Children's Nursery
high quality,
convenient childcare



Boules pitch
outdoor deckchairs, chess,
table tennis and games



Dinton Pastures Country Park
350 acres of woodland,
meadow and lakes

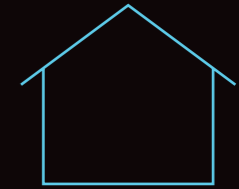




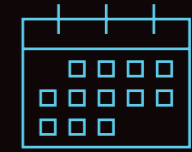
WORK & WELLBEING



The Court
all-weather sports pitch



The Cabin
wellness centre



FITWEL 3-star
accreditation for health and wellbeing

957 park events
a year



90 acres of outdoor space
for activity



Pop-up
street food and shops



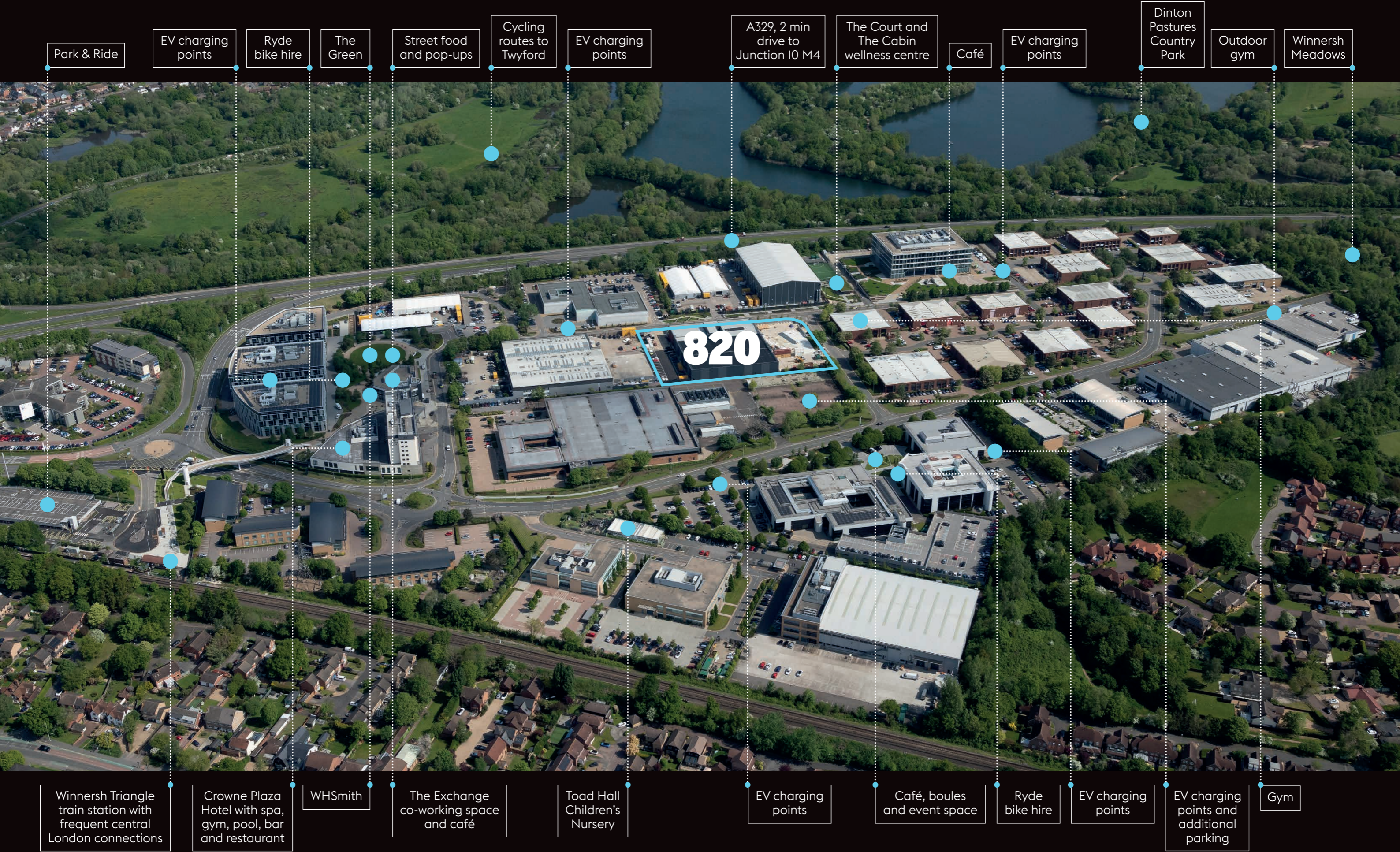
Garden allotments
grow your own fruit & veg



Ryde hire bikes
free to use



Located within a five-minute walk of Winnersh Triangle train station and close to other on-site amenities, 820 is prominently positioned in the centre of the park.



EXCELLENT TRANSPORT PROVISION

Winnersh Triangle has its own train station, just a few minutes walk from 820, connecting you to 60 stations in 60 minutes. The park is also a two-minute drive to M4 Junction 10, getting you to London in under an hour.

Reading

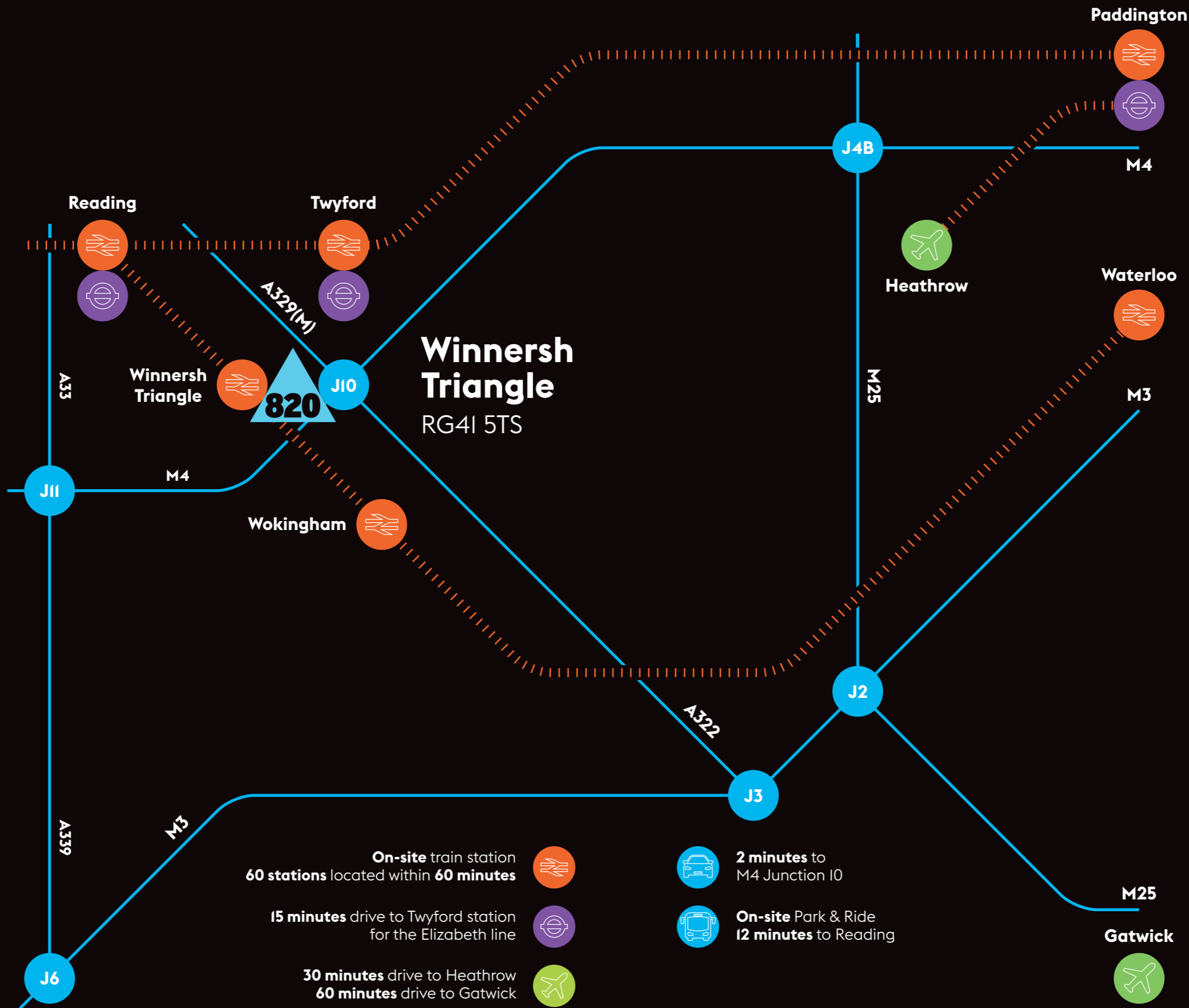
12 minutes
bus journey

7 minutes
train journey

London

Less than an hour
drive to West London

36 minutes
train journey to Paddington



For more information please contact the joint agents:

CBRE

Molly Powell
07880 487839
molly.powell@cbre.com

Olivia Newport
07920 822081
olivia.newport2@cbre.com

Toby King-Thompson
07919 145652
toby.kingthompson@cbre.com

**HOLLIS
HOCKLEY**

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

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

Freddie Chandler
07935 769627
freddie.chandler@hollishockley.co.uk



Eilidh McAllister
eilidh.mcallister@frasersproperty.com

Misrepresentation Act 1967: At the time of printing the contents of this brochure were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. October 2024. Designed by cream-design.co.uk

winnerstriangle.co.uk