



**200
BERKSHIRE
PLACE**

WINNERSH TRIANGLE
RG41 5RD

200berkshireplace.co.uk

Up to 18,288 sq ft of high quality office space in a tranquil setting

- ▶ Excellent car parking
- ▶ 3 minute walk from train station
- ▶ Local amenities
- ▶ On site café
- ▶ 2 miles to J10 of M4





Description

200 Berkshire Place comprises a modern three storey office building with an impressive full height atrium in an attractive landscaped environment.

The available space comprises 18,288 sq ft, with 9,160 sq ft over ground floor south wing plus 9,128 sq ft on the third floor. The space has been comprehensively refurbished by the Landlord.

The property is surrounded by a number of significant occupiers on the adjacent Winnersh Triangle Business Park and nearby Thames Valley Park, including Microsoft, Oracle GB, BG Group, Harris Corporation, BMC Software, Jacobs, Accenture, Grant Thornton, Manhattan Associates, Towergate and Intel.

The on site café, Coffee Society, is on hand for a caffeine fix or bite to eat. The property is also just a short walk from a wealth of amenities, with the 4* Holiday Inn boasting conferencing facilities, an Esprit Fitness & Spa Club, and the 2 AA Rosette Caprice Restaurant. In addition, a Travelodge, children's day nursery, Gather & Gather Café, WHSmith and state of the art Showcase Cinema de Lux incorporating Costa Coffee are all easily reachable on foot.





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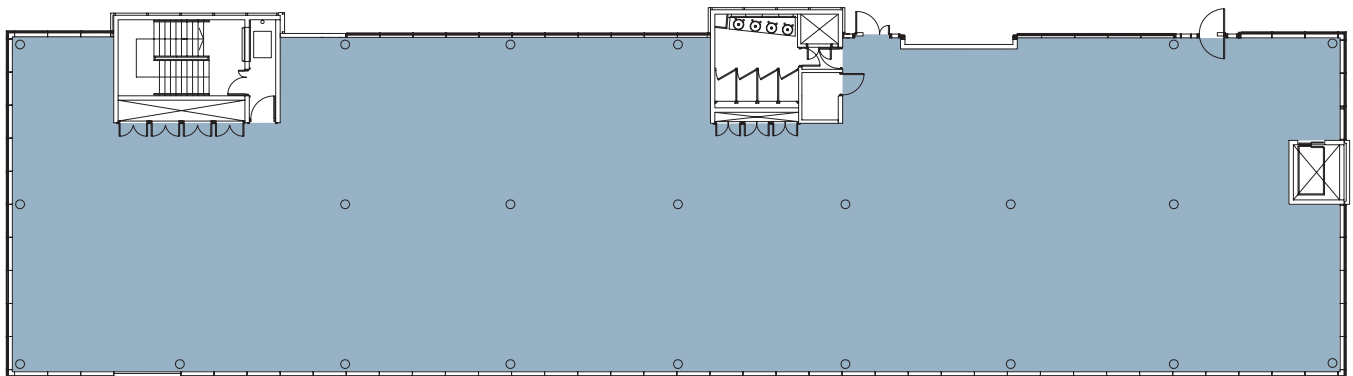
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Specification

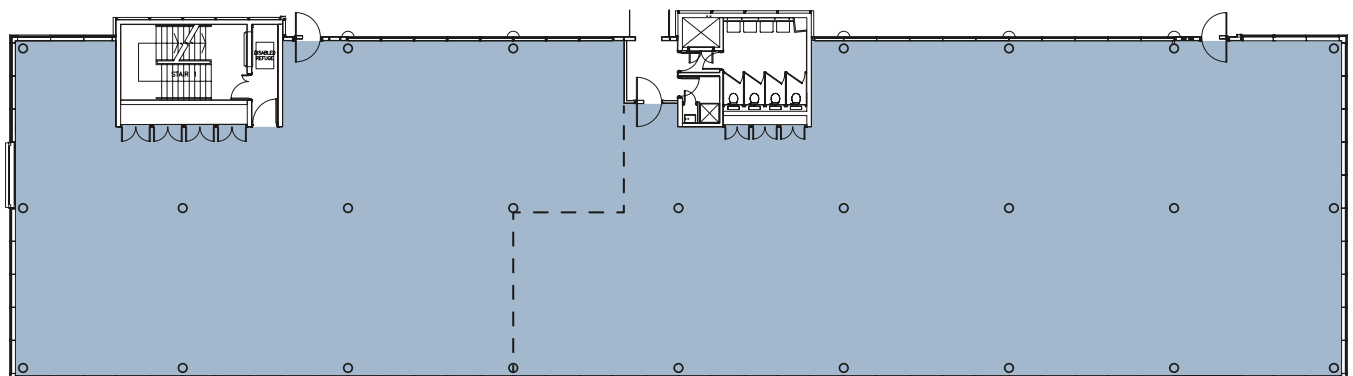
- Grade A refurbished office space
- Four pipe fan coil air conditioning
- Full access raised floors
- Suspended ceiling
- LED lighting with PIRs
- Full height enclosed atrium
- Two 1,000 kg, 13 person passenger lifts
- On site café
- Refurbished shower & WC facilities
- 43 car parking spaces (1:213 sq ft)
- EPC rating - C

Accommodation

Floor	sq ft	sq m
Ground	9,160	851
Third	9,128	848
Total	18,288	1,699



Third Floor North Wing

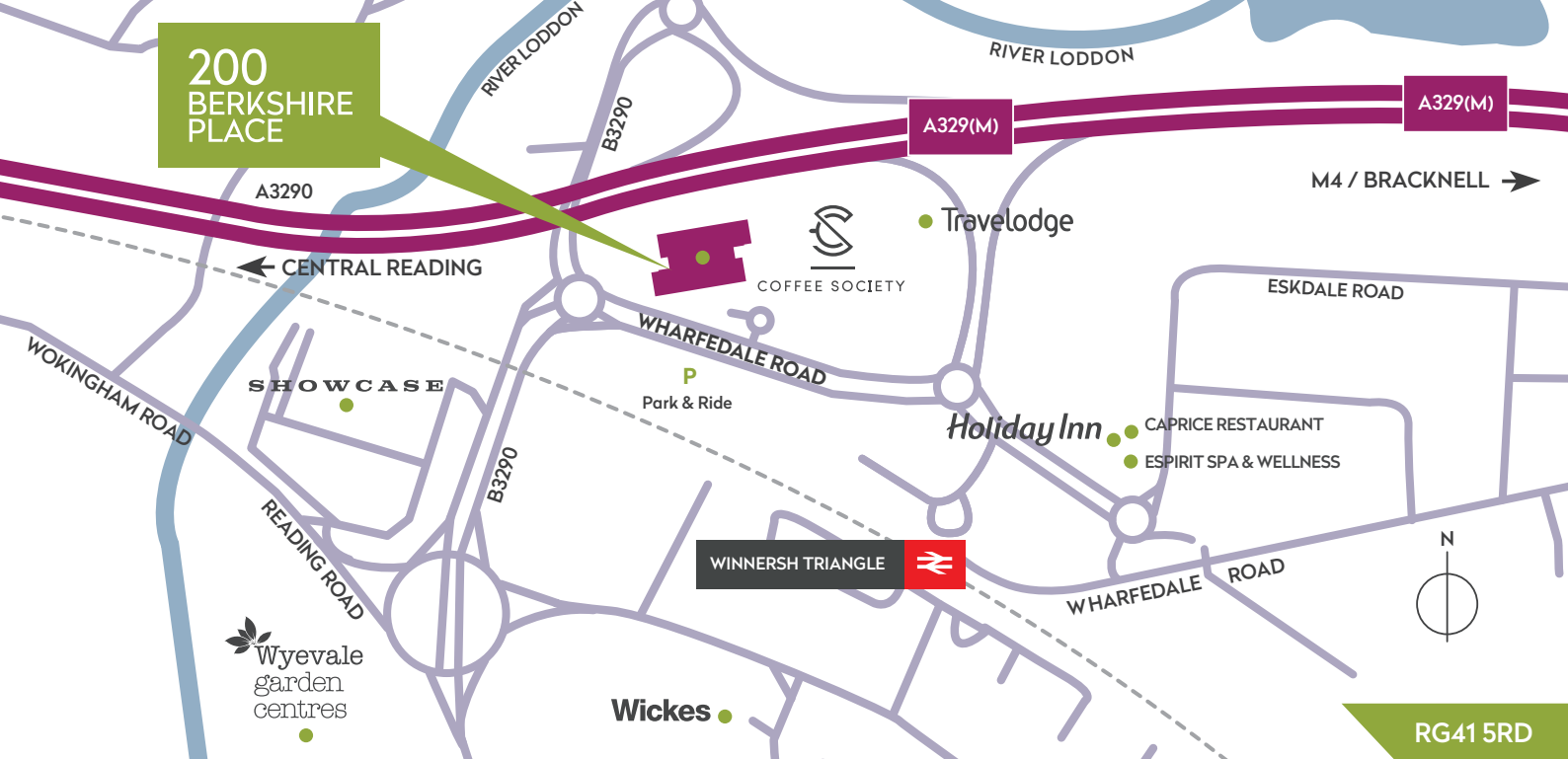


Dotted line shows potential floor split

Ground Floor South Wing

Not to scale, for illustrative purposes only

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Location

200 Berkshire Place is well located adjacent to the A329(M) and 3 minutes walk from Winnersh Triangle Train Station. The A329(M) provides fast access to the M4 motorway (2 miles) and to Bracknell (7 miles) beyond.

Train services from Winnersh Triangle Station take around 10 minutes to Reading (providing access to the Elizabeth Line in 2019) and there is a direct train service to London Waterloo. The property is also well served by bus routes.

A cycleway links Winnersh to Wokingham town centre as part of a new National Cycle Route which will also connect to Reading town centre.

Terms

The accommodation is available by way of a new effective FRI lease direct from the Landlord.



BY ROAD

M4 J10	2 miles
Reading	4 miles
Maidenhead	11 miles
London Heathrow Terminals 1,2,3	24 miles
Central London	35 miles



BY RAIL

Reading	10 mins
Bracknell	13 mins
London Paddington	42 mins
Richmond	56 mins
London Waterloo	78 mins

Approximate distances and journey times



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