

200 BERKSHIRE PLACE



Winnersh, Wokingham RG4

4,500 – 27,500 sq ft

THINGS ARE ABOUT TO CHANGE...



RETHINKING HOW YOU WORK...

THE BUILDING

200 Berkshire Place is being comprehensively refurbished inside and out to provide you and your employees a fresh approach to office working in Reading. With space available to let from 4,500 sq ft.

Completion Q1 2024.

**SPACE AVAILABLE
FULLY FITTED OR
CAT A**



NEW RECEPTION CGI

SPECIFICATION

**FOUR PIPE
FAN COIL AIR
CONDITIONING**



**FULL ACCESS
RAISED
FLOORS**



**A VARIETY
OF CEILING
FINISHES**



**CAR PARKING
AT A RATIO OF
1:204 SQ FT**



**TWO 13 PERSON
PASSENGER
LIFTS**



**SHOWER
FACILITIES**



**NEWLY
INSTALLED
LED LIGHTING**



**2 MINUTE
DRIVE TO
THE M4**



**FULL HEIGHT
ATRIUM
WITH CAFE**



MEETING THE NEEDS OF MODERN BUSINESS

SPECIFICATION

Completely remodelled to offer intelligent workspace with impressive reception, inspiring spaces to meet and collaborate and excellent end-of-journey facilities.



THINK INSIDE THE BOX



INFORMAL BREAKOUT AREAS



HOT DESKING SPOTS



NEW ON-SITE CAFÉ

The cafe will provide the best spot for informal client meetings or quick coffee anytime of the day.

NEW CAFÉ CGI

NEW BREAKOUT AREA CGI





NEW ROOF TERRACE

The new communal terrace on the 3rd floor will provide the perfect space to relax, recharge or gather your thoughts.

**AVAILABLE
FOR PRIVATE
HIRE**



**PANORAMIC
VIEWS**



05



NEW ROOF TERRACE CGI

**THINK
OUTSIDE
THE BOX**

CHANGING FOR THE FUTURE



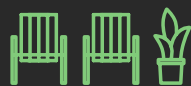
NEW EXTERIOR CGI



ESG CREDENTIALS



10+ EV CHARGING POINTS



COMMUNAL ROOF TERRACE



EPC RATING: B



PRIVATE LANDSCAPED GARDENS



120 PV PANELS ON THE ROOF



END OF JOURNEY FACILITIES

3RD FLOOR



FLEXIBLE SPACE

The third floor has been refurbished to the highest standards, with exposed services and on floor contemporary shower.



READY TO GO SPACE



YOUR SPACE

The part ground floor is being fully fitted and will be ready for immediate occupation, with the remaining office space being delivered in Cat A condition.

FLOOR	SQ FT	SQ M
THIRD	9,128	848
SECOND	9,180	852
GROUND	9,160	850
TOTAL	27,468	2,552

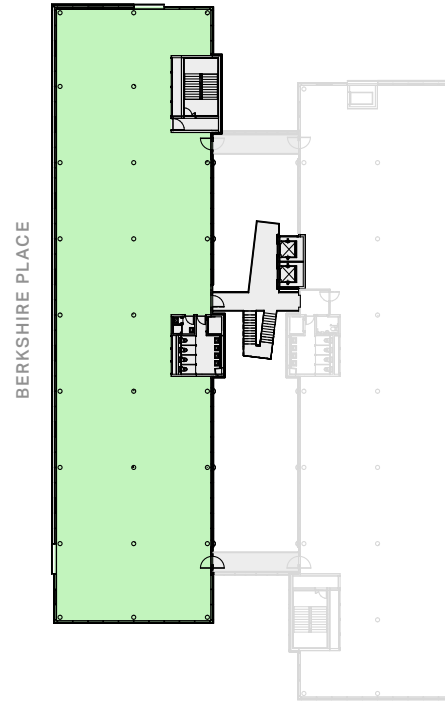


GROUND FLOOR OFFICE CGI

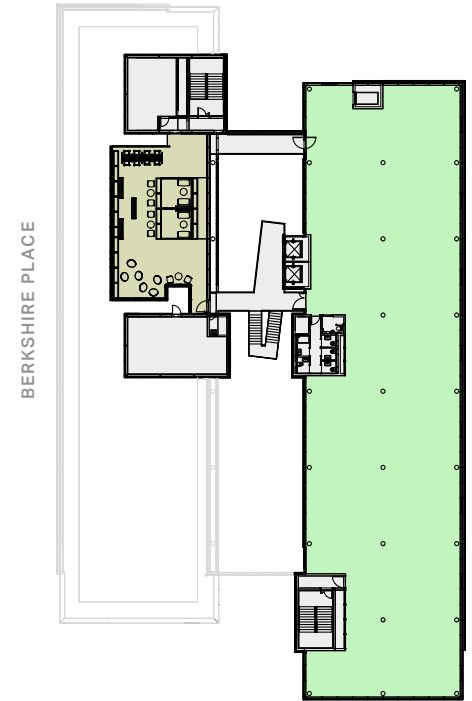
GROUND FLOOR 9,160 SQ FT / 850 SQ M



SECOND FLOOR 9,180 SQ FT / 852 SQ M



THIRD FLOOR 9,128 SQ FT / 848 SQ M



Open plan desks	24	8 person meeting room	01
5 person meeting room	01	Breakout areas	02
6 person meeting room	01	Kitchen area	01



For indicative purposes only. Not to scale.

■ Space
 ■ Fitted floor
 ■ Atrium
 ■ Roof terrace
 ■ Core

WORK LIFE BALANCE



LOCATION

Set within Reading's Winnersh Triangle with its diverse mix of thriving businesses. A location that offers the perfect balance to the working day with gyms and luxury spa, street food pop-ups, barista cafes, award-winning restaurants and green open spaces right on your doorstep.



1. Dinton Pastures Country Park
2. Toad Hall Children's Nursery
3. The George, Earley
4. Winnersh Triangle
5. Showcase De Lux Cinema
6. The French Horn, Sonning
7. M&S Foodhall
8. Move HQ
9. Crowne Plaza Hotel

WINNERSH CENTRALLY CONNECTED

CONNECTIVITY

200 Berkshire Place offers exceptional road and rail links. The adjacent A329(M) provides fast access to the M4 motorway, while Winnersh Triangle station is less than a 5 minute walk. Train services run directly to London Waterloo and Reading, where the new Elizabeth Line connects.



ROAD TIMES

M4 VIA A3290		2 MINS 2.9 MILES
READING TOWN CENTRE VIA A3290		15 MINS 5.6 MILES
HEATHROW AIRPORT VIA M4		25 MINS 22.5 MILES

TRAIN TIMES

READING STATION VIA		7 MINS 4.9 MILES
PADDINGTON STATION VIA READING		50 MINS 36.9 MILES
OXFORD VIA		40 MINS 30.7 MILES

Journey times in minutes. Source: Google



///SLATE.PRIME.BEARD

200BERKSHIREPLACE.COM

CONTACTS

hatch

0118 933 1303
hatch-re.com

Tom Fletcher

e tom@hatch-re.com
t 07752 127 413

Charlie Benn

e charlie@hatch-re.com
t 07563 383 443

**bray
fox
smith** brayfoxsmith.com
020 7629 5456

Simon Knight

e simonknight@brayfoxsmith.com
t 07818 012 419

James Shillabeer

e jamesshillabeer@brayfoxsmith.com
t 07824 663 594

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.

Designed by Cre8te - 020 3468 5760 - cre8te.london