

200 BERKSHIRE PLACE



Winnersh, Reading RG4

4,500–63,700 sq ft

THINGS HAVE CHANGED

01



NEW EXTERIOR FACADE

ARRIVE IN STYLE

02



NEW RECEPTION

PERFECTLY PLACED

03

WINNERSH TRIANGLE
TRAIN STATION



AERIAL VIEW



RETHINKING HOW YOU WORK

THE BUILDING

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

**SPACE AVAILABLE
FULLY FITTED OR
CAT A**



**FIBRE-READY
VIA TELCOM**



NEW FITTED PART GROUND FLOOR

SPECIFICATION

**FOUR PIPE
FAN COIL AIR
CONDITIONING**



**FULL ACCESS
RAISED
FLOORS**



**FIBRE-READY
VIA TELCOM**



**A VARIETY
OF CEILING
FINISHES**



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



**SHOWER
FACILITIES**



**TWO 13 PERSON
PASSENGER
LIFTS**



**NEWLY
INSTALLED
LED LIGHTING**



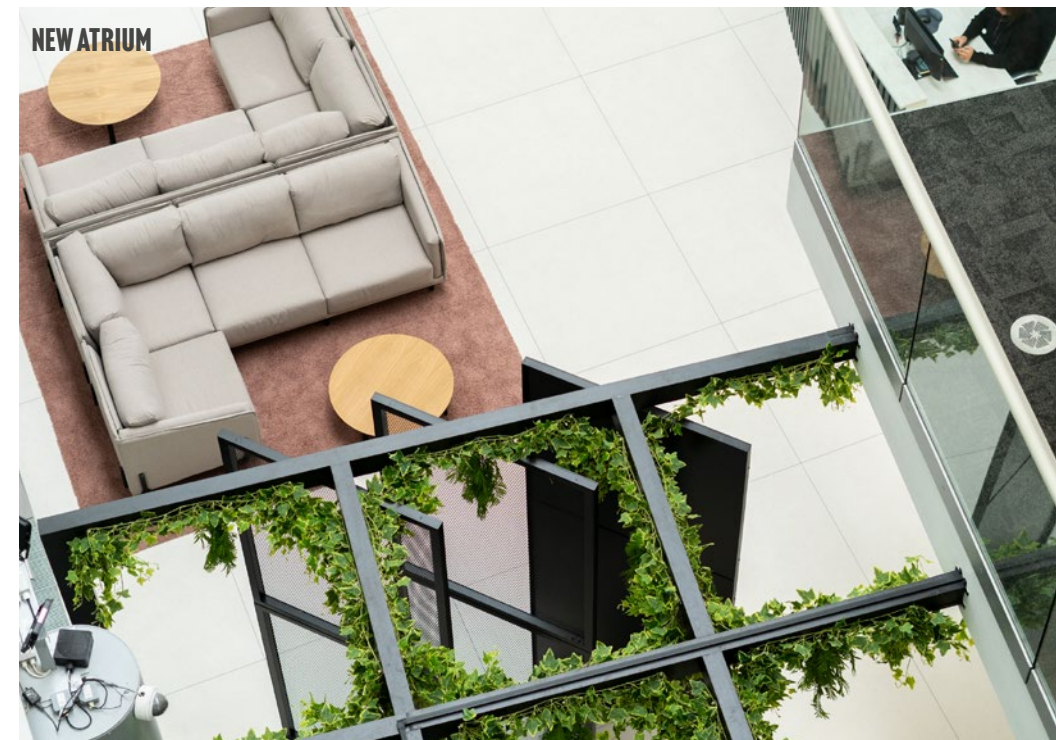
**FULL HEIGHT
ATRIUM
WITH CAFÉ**



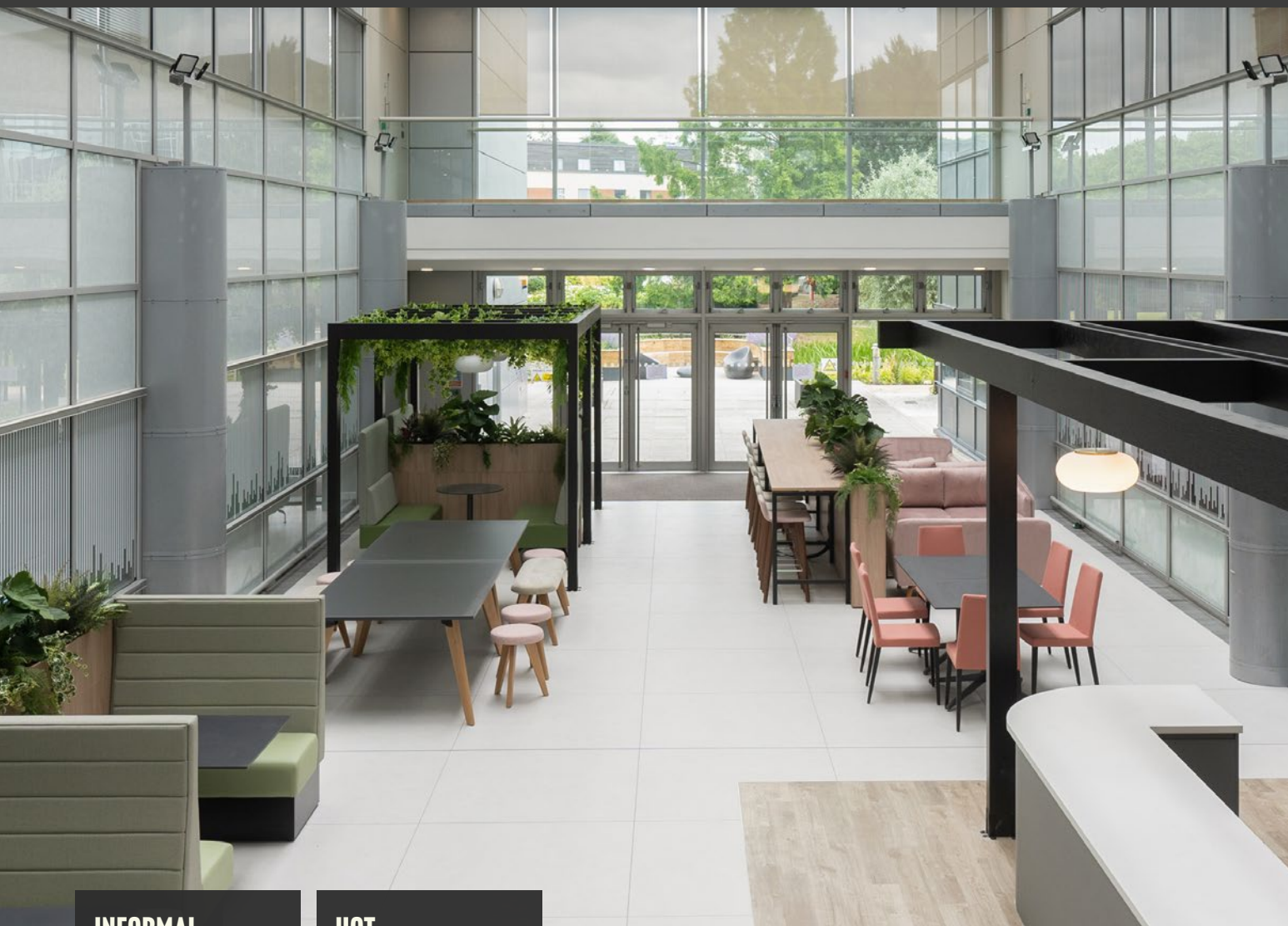
MEETING THE NEEDS OF MODERN BUSINESS

SPECIFICATION

Completely remodelled to offer intelligent workspace with an 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 café provides the best spot for informal client meetings or quick coffee anytime of the day.

NEW BREAKOUT AREAS

NEW CAFÉ





NEW ROOF TERRACE

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

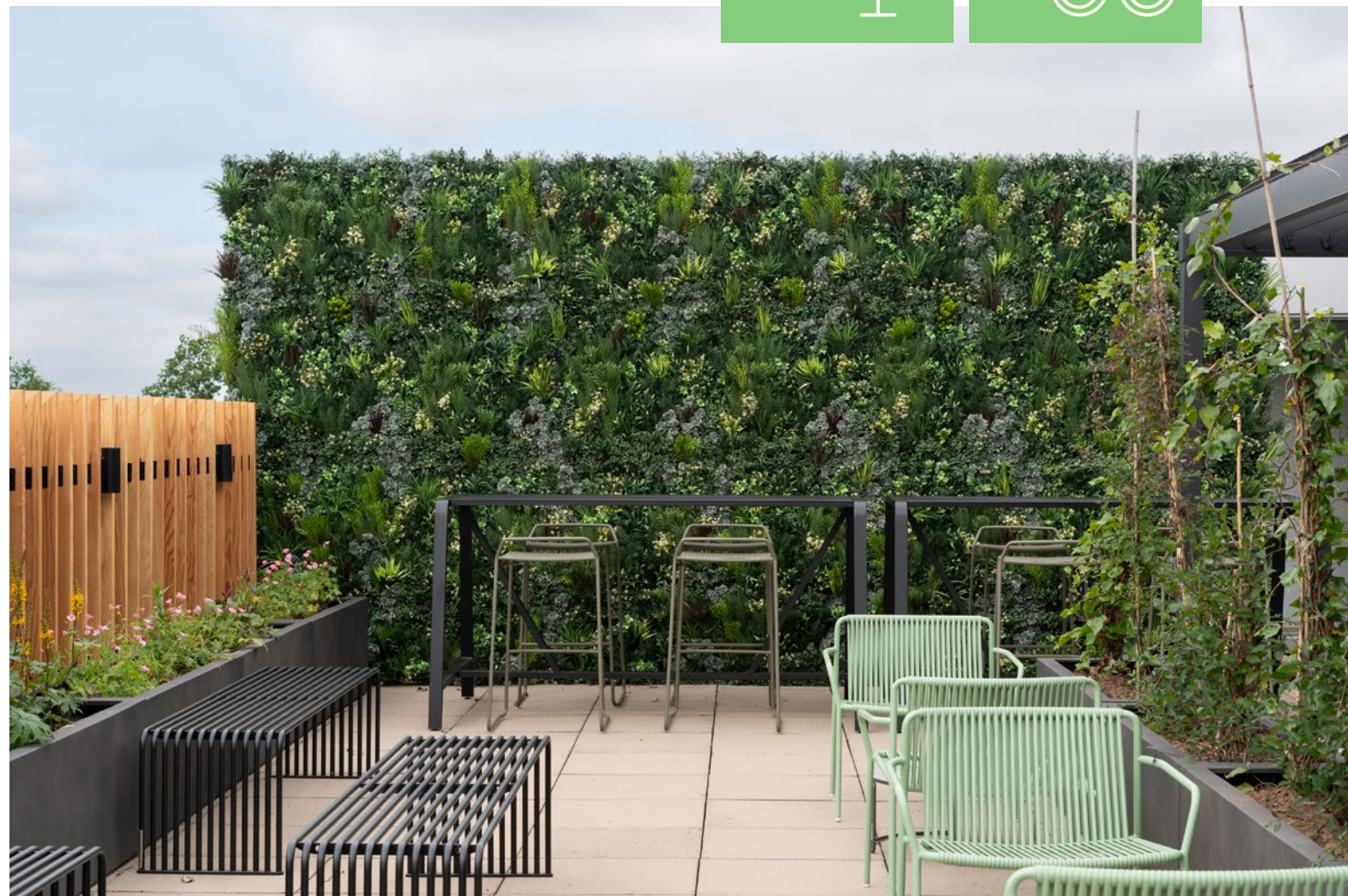
**AVAILABLE
FOR PRIVATE HIRE**



**PANORAMIC
VIEWS**



07



NEW ROOF TERRACE

**THINK
OUTSIDE
THE BOX**

CHANGING FOR THE FUTURE



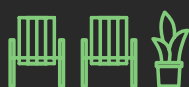
NEW PRIVATE LANDSCAPED GARDENS



ESG CREDENTIALS



**16 EV
CHARGING POINTS**



**COMMUNAL
ROOF
TERRACE**



**EPC
RATING:
B**



**PRIVATE
LANDSCAPED
GARDENS**



**120 PV
PANELS ON
THE ROOF**



**END OF
JOURNEY
FACILITIES**

A BREATH OF FRESH AIR

09



EXTERIOR / LANDSCAPED GARDENS

3RD FLOOR

10



FLEXIBLE SPACE

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



3RD FLOOR PHOTOGRAPHY



READY TO GO SPACE

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NEW PART GROUND FLOOR WORKSPACE



NEW PART GROUND FLOOR AGILE WORKSPACE

NEW PART GROUND FLOOR KITCHEN



NEW PART GROUND FLOOR WORKSPACE



NEW PART GROUND FLOOR PRIVATE MEETING ROOM

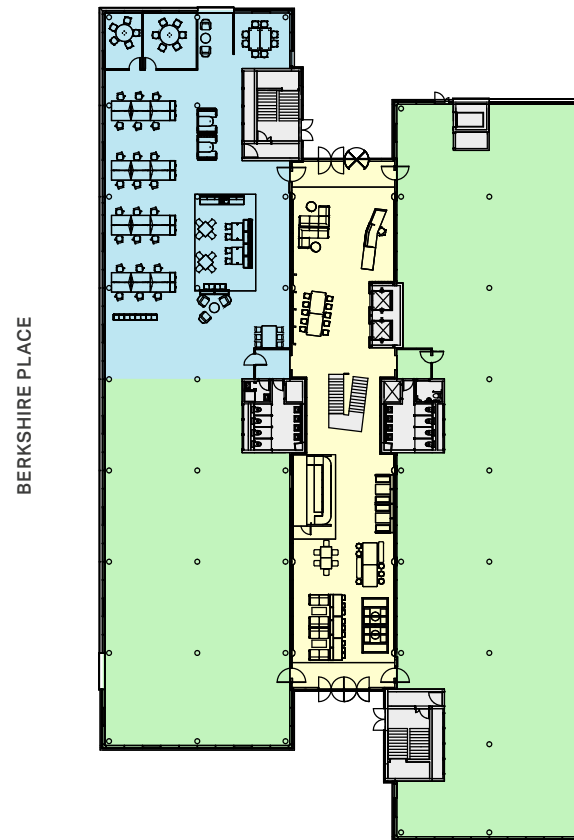


YOUR SPACE

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

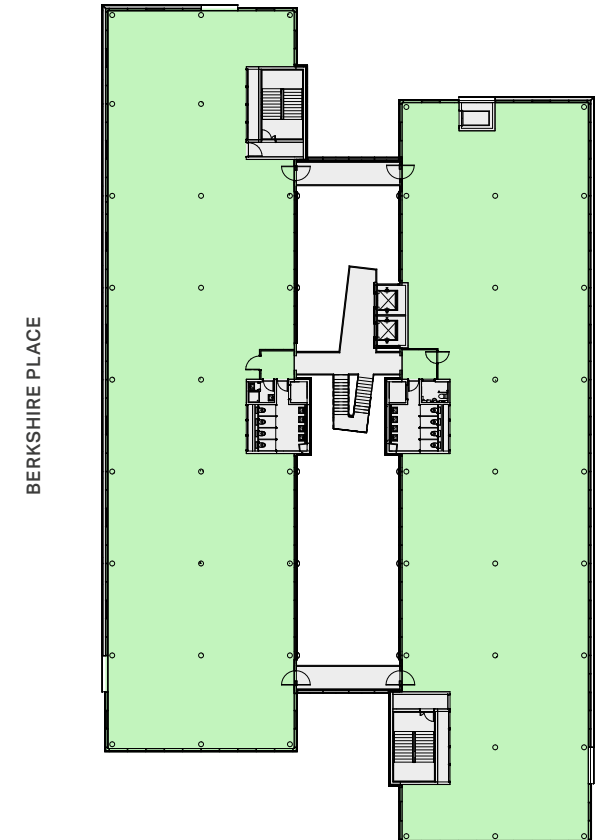
| FLOOR | SQ FT | SQ M |
|--------------|---------------|--------------|
| THIRD | 9,128 | 848 |
| SECOND | 18,222 | 1,693 |
| FIRST | 18,234 | 1,694 |
| GROUND | 18,116 | 1,683 |
| TOTAL | 63,700 | 5,918 |

GROUND FLOOR 18,116 SQ FT / 1,683 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 |

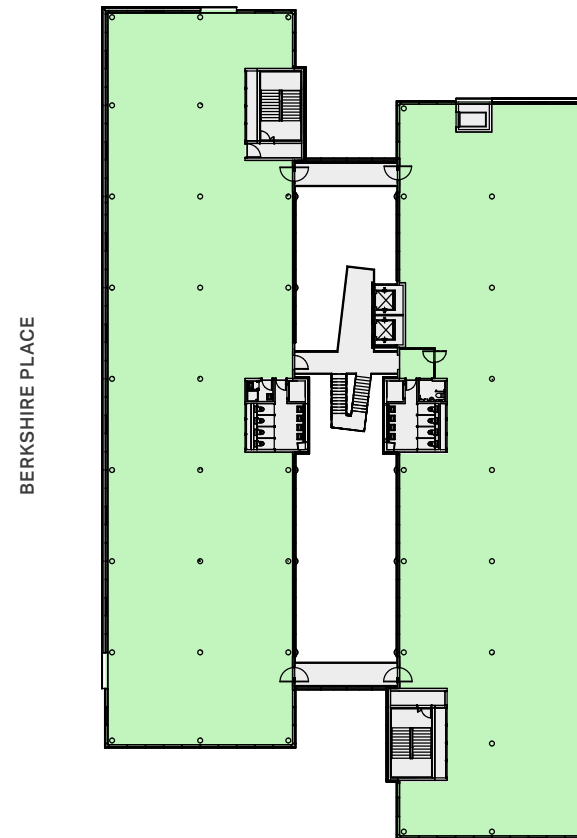
FIRST FLOOR 18,234 SQ FT / 1,694 SQ M



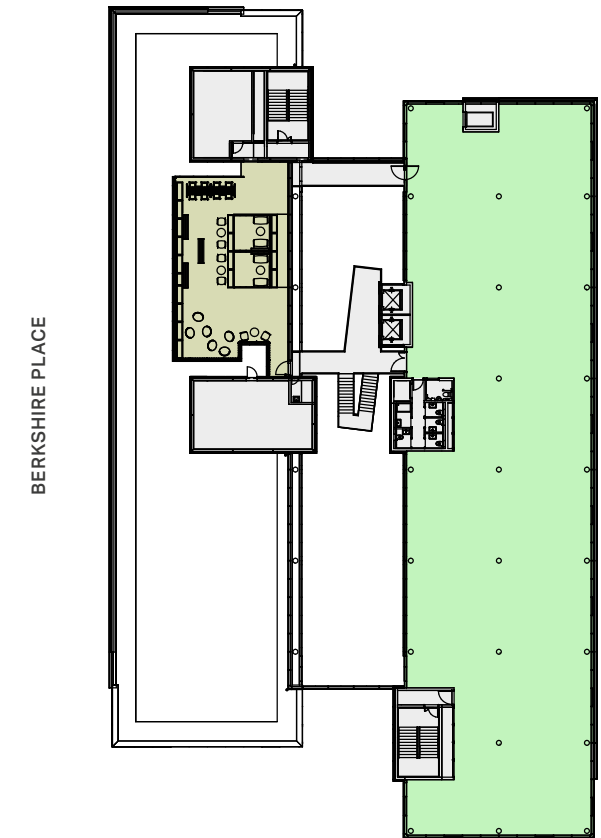
For indicative purposes only. Not to scale.

Space Fitted floor Atrium Roof terrace Core

SECOND FLOOR 18,222 SQ FT / 1,693 SQ M



THIRD FLOOR 9,128 SQ FT / 848 SQ M



For indicative purposes only. Not to scale.

Space Roof terrace Core

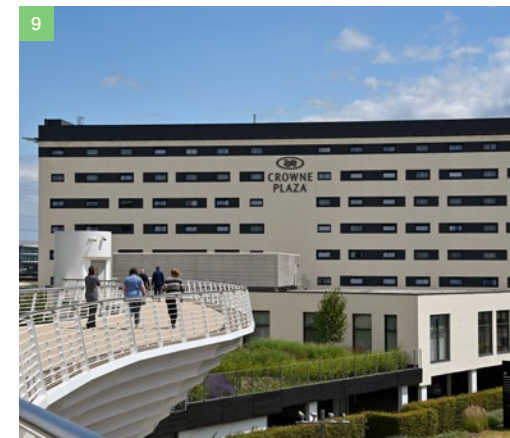
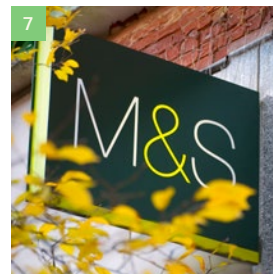
WORK LIFE BALANCE

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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 cafés, 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

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