

# 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

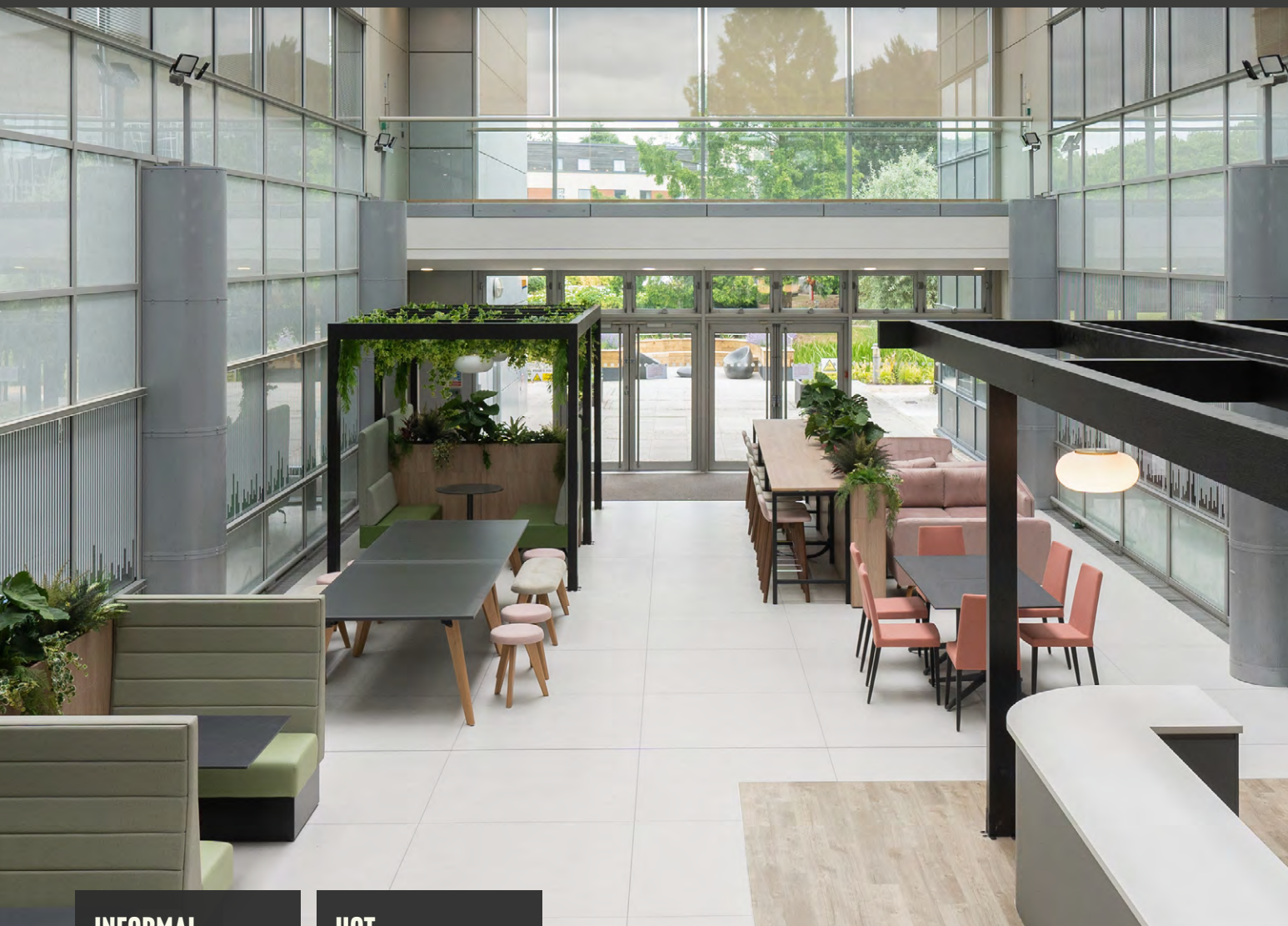
## SPECIFICATION

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.

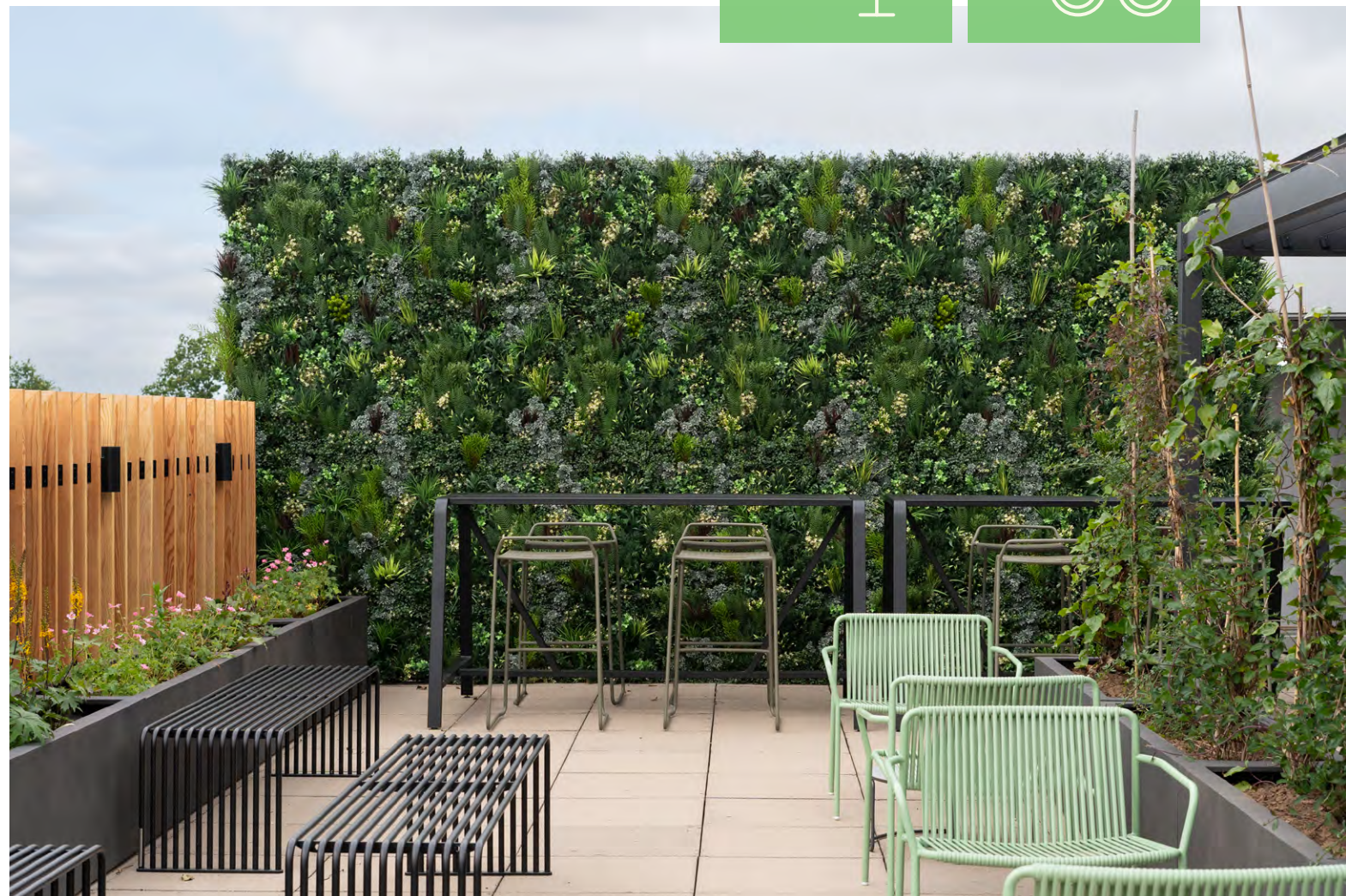
**AVAILABLE  
FOR PRIVATE HIRE**



**PANORAMIC  
VIEWS**



**07**



**NEW ROOF TERRACE**

**THINK  
OUTSIDE  
THE BOX**



# CHANGING FOR THE FUTURE



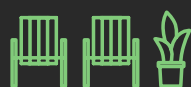
NEW PRIVATE LANDSCAPED GARDENS



## 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

11

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

12



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



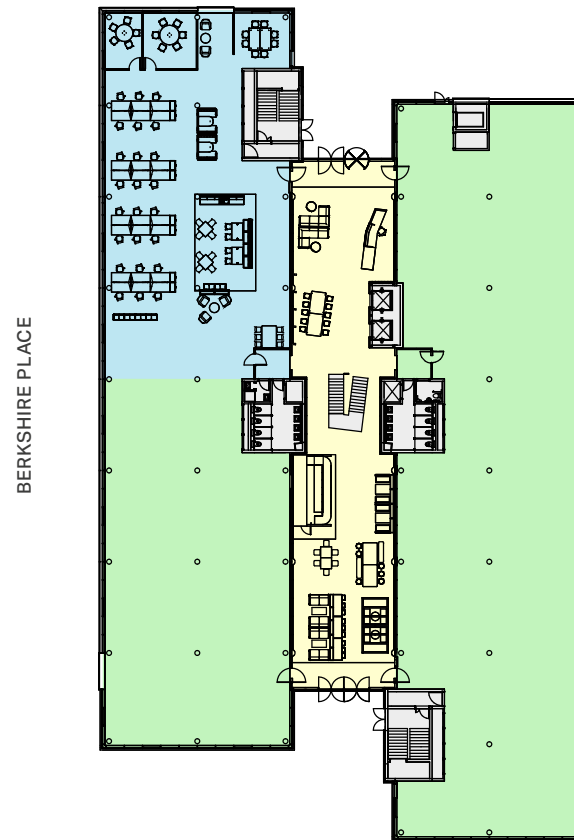


# YOUR SPACE

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.

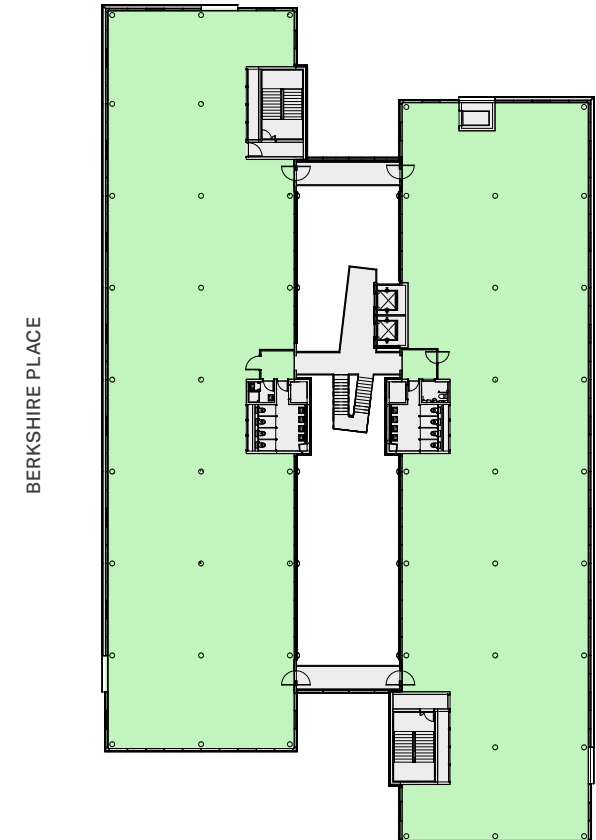
FLOOR	SQ FT	SQ M
THIRD	9,128	848
SECOND	18,222	1,693
FIRST	18,234	1,694
GROUND	18,116	1,683
<b>TOTAL</b>	<b>63,700</b>	<b>5,918</b>

## 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



NORTH

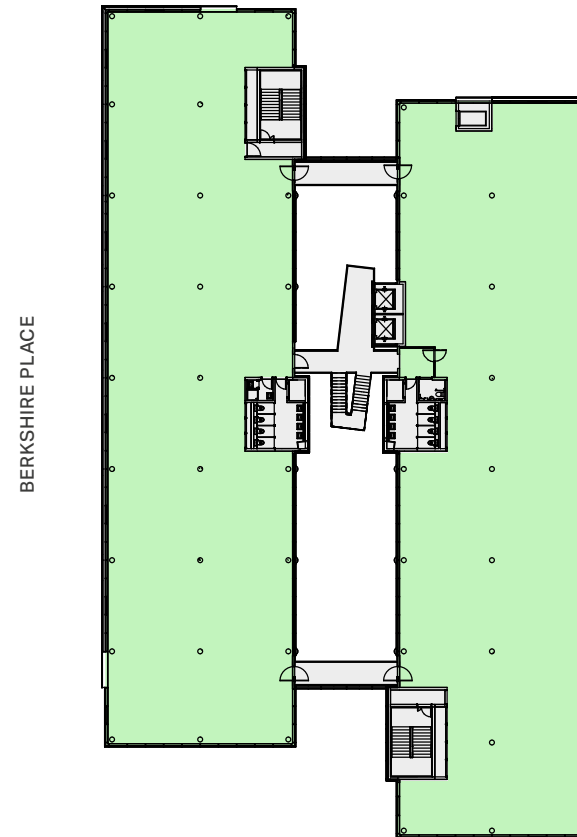


For indicative purposes only. Not to scale.

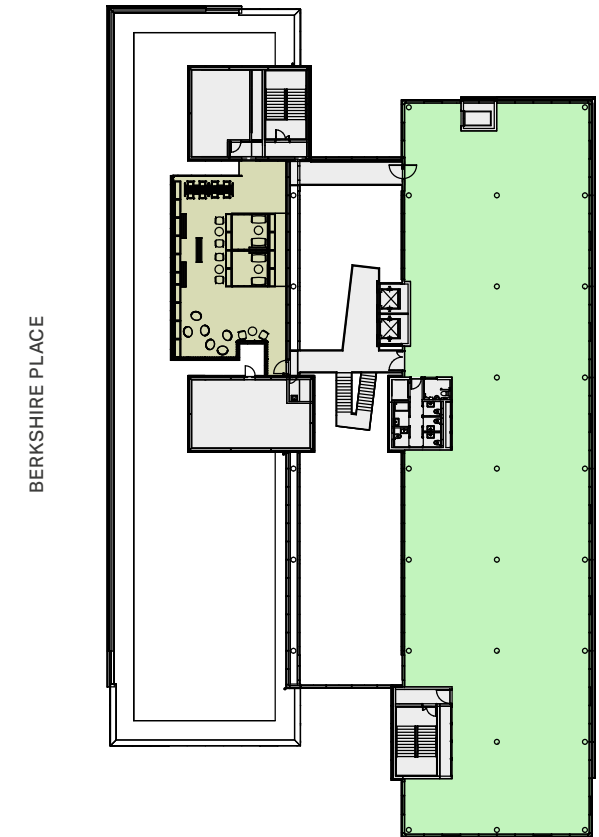
Space Fitted floor Atrium Roof terrace Core



## 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



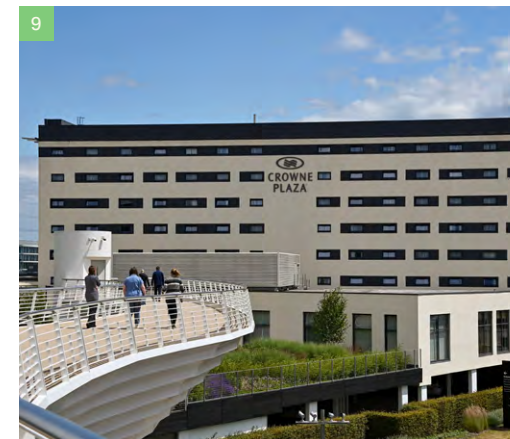
# WORK LIFE BALANCE

16



## 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

## 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

**Matthew Smith**

e matthewsmith@brayfoxsmith.com  
t 07436 976 049

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