

The background of the entire page is a light teal color. Overlaid on this background is a complex, abstract pattern of black lines and circles. The lines are of varying thickness and form a network of paths, some straight and some curved, resembling a circuit board or a stylized map. Small black circles are scattered throughout, some connected to the lines and others standing alone. The overall effect is a modern, technological, and interconnected aesthetic.

# 200

# BERKSHIRE PLACE

WINNERSH TRIANGLE  
READING RG41 5RD

[200berkshireplace.co.uk](http://200berkshireplace.co.uk)

# CONNECTING BUSINESS & LIFESTYLE

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

The available accommodation has been comprehensively refurbished and benefits from a high quality specification.

The building also offers access to fantastic amenities, including an on-site cafe.



## CONNECTIONS

200 Berkshire Place is well located adjacent to the A329(M) and Winnersh Triangle train station. The A329(M) provides fast access to the M4 motorway (2 miles) and Heathrow International Airport (22 miles). Reading town centre is 4 miles to the north west.

Train services from Winnersh Triangle take 9 minutes to Reading, connecting to London Paddington. Reading will be the western terminus for the Elizabeth Line in 2019. Trains from Winnersh Triangle also serve London Waterloo on a direct service.

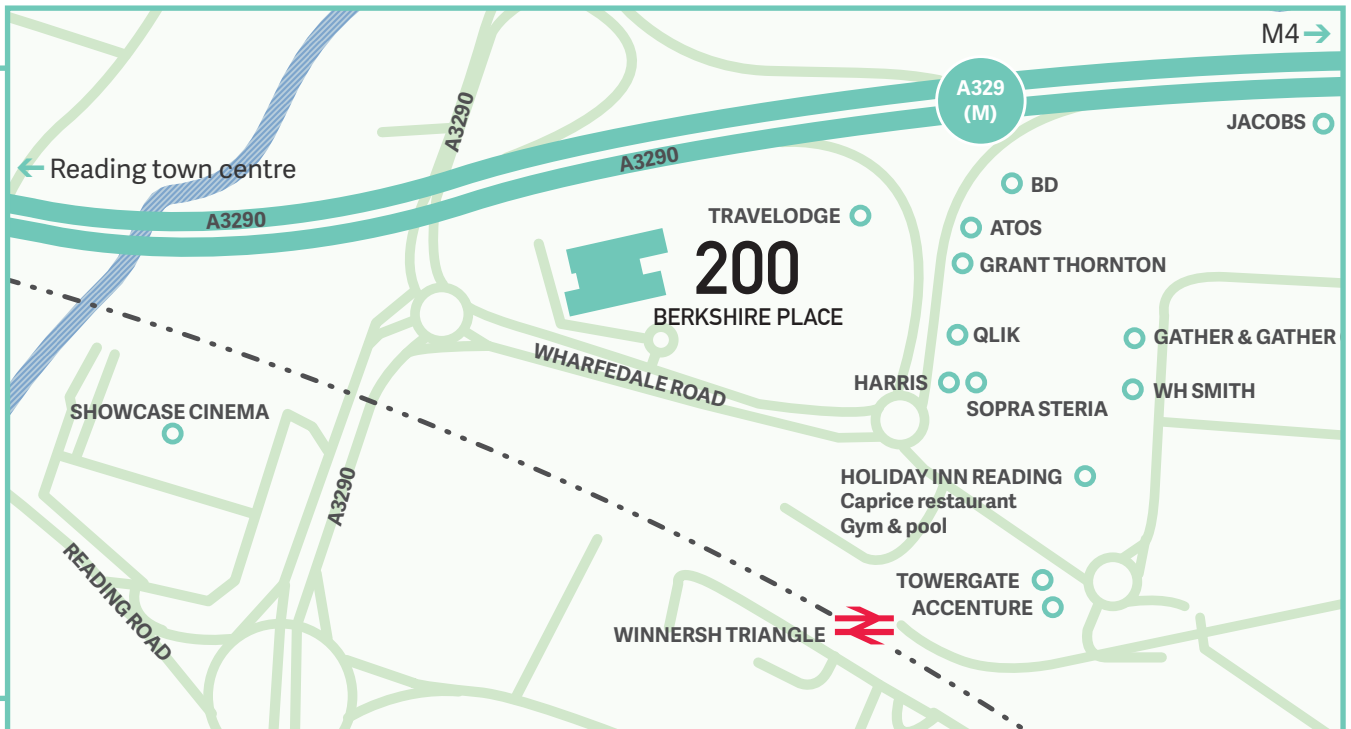
200 Berkshire Place is well served by a variety of bus routes and dedicated cycleways to Wokingham and Reading town centres.







# PLUG INTO THE LOCAL LIFESTYLE



Gather & Gather  
Bistro 415 café  
Travelodge  
Costa Coffee  
Day nurseries  
ATM



Train station  
Park & ride  
Showcase cinema



★★★★

**Holiday Inn**  
**Caprice restaurant**  
**Conferencing facilities**  
**Esprit gym & spa**

200 Berkshire Place benefits from being within walking distance of a wide range of quality business amenity, including a four-star hotel, gym, restaurant, café, WH Smith, ATM services and cinema. In addition, 200 Berkshire Place is surrounded by a number of significant occupiers, including Harris, BD, Jacobs and Grant Thornton.



# NETWORKED FOR BUSINESS

## SPECIFICATION

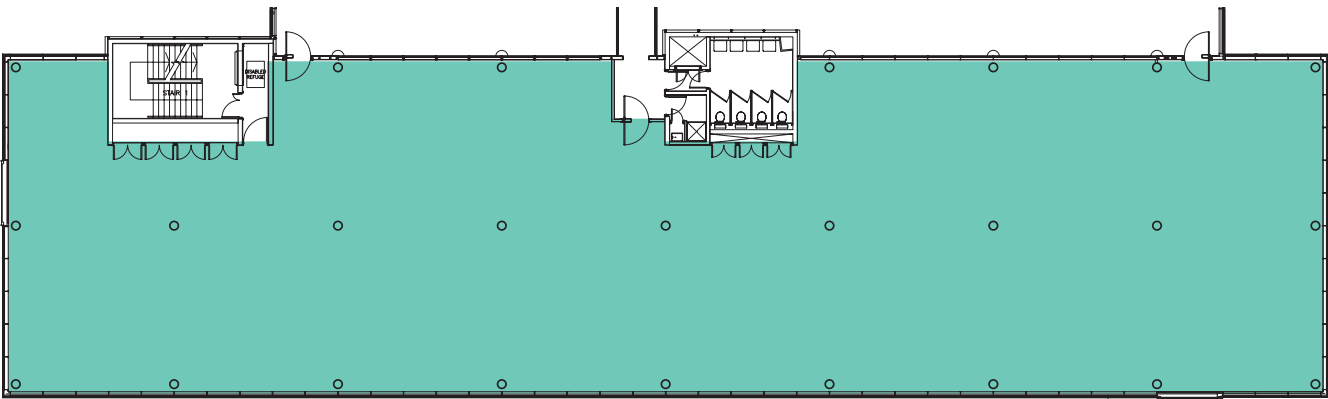
- Grade A refurbished office space
- Four pipe fan coil air conditioning
- Full access raised floors
- Suspended ceilings
- LG7 compliant lighting with PIRs
- EPC rating E
- Full height enclosed atrium
- Two 1,000 kg 13 person passenger lifts
- On site café
- Shower facilities
- 86 car parking spaces (1:213 sq ft)



## AVAILABILITY

	sq ft	sq m
Ground floor north	Sage	
Ground floor south	9,162	851.17
First floor north	Sage	
First floor south	9,161	851.08
Second floor south	Sgi	
Third floor north	Amdocs	
Total	18,323	936.25

## TYPICAL FLOOR PLAN

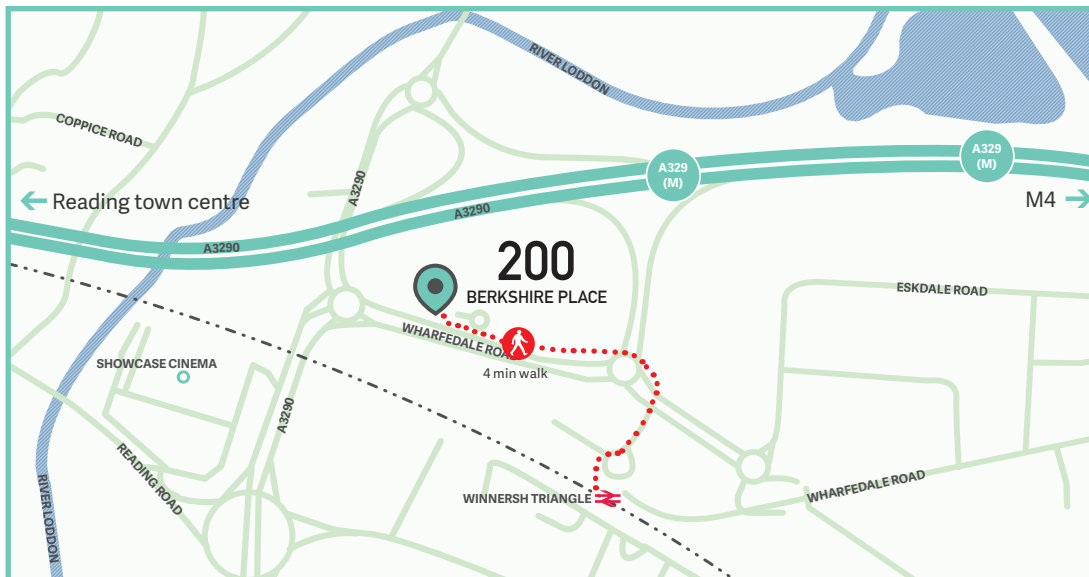
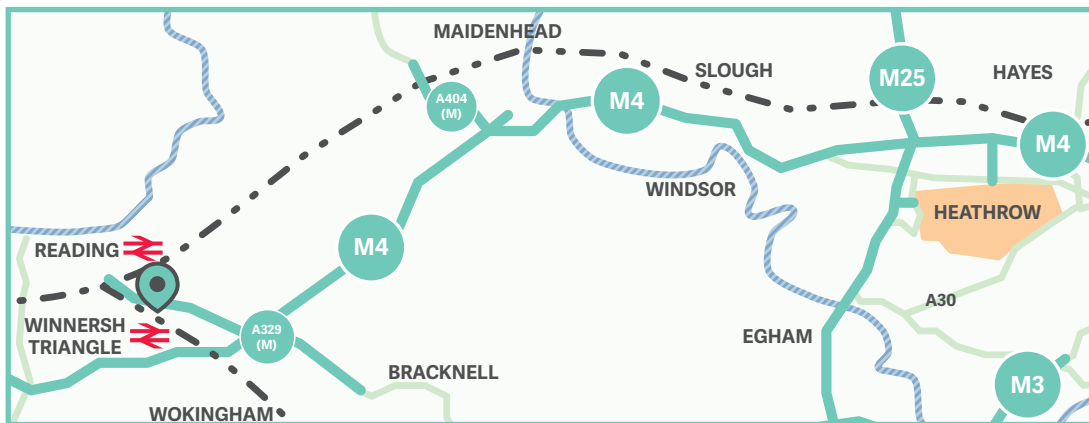






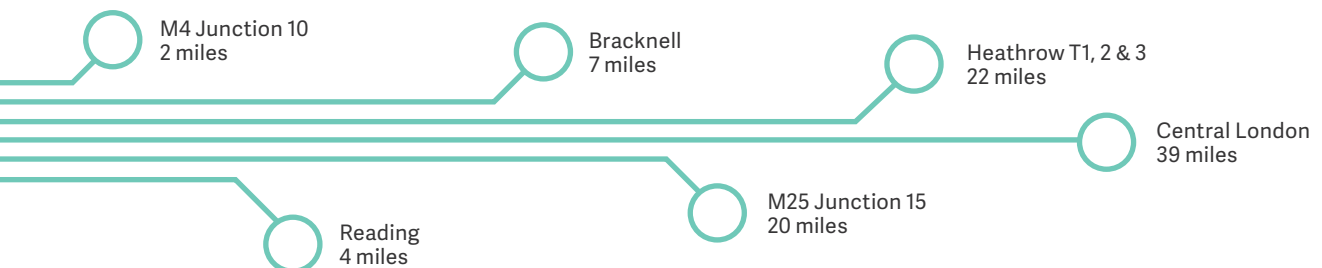
# CONNECTIONS

## BY RAIL



SAT NAV: RG41 5RD

## BY ROAD



**Alex Lowdell**

DDI: +44 (0) 20 3328 9099  
M: +44 (0) 7745 110 201  
E: alex.lowdell@dtre.eu

**Johnny Bray**

DDI: +44 (0) 20 3328 9098  
M: +44 (0) 7946 502 907  
E: johnny.bray@dtre.eu



0118 959 8855  
www.lsh.co.uk

**Hannah Bennett**

DDI: +44 (0) 118 960 6913  
M: +44 (0) 7720 498447  
E: hbennett@lsh.co.uk

**Tom Fletcher**

DDI: +44 (0) 118 960 6914  
M: +44 (0) 7841 684872  
E: tfletcher@lsh.co.uk

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