



200

## BERKSHIRE PLACE

WINNERSH | BERKSHIRE | RG41 5RD

9,910 SQ FT (920.6 SQ M)

FULLY FITTED OFFICE SPACE  
WITH FURNITURE

AVAILABLE TO LET



**200 BERKSHIRE PLACE** comprises a four storey office building with an impressive full height atrium. Located in an attractive landscaped environment, it lies in close proximity to Winnersh Triangle Station.

The available fitted space comprises a part of the second floor which measures approximately 9,910 sq ft.



The building is located within a short walk of amenities such as a Holiday Inn & Spa offering a business centre, conference facilities, Caprice restaurant and Monty's Bar. Other nearby amenities include; WHSmith, a Fitness Centre and Spa and Gather & Gather cafe.

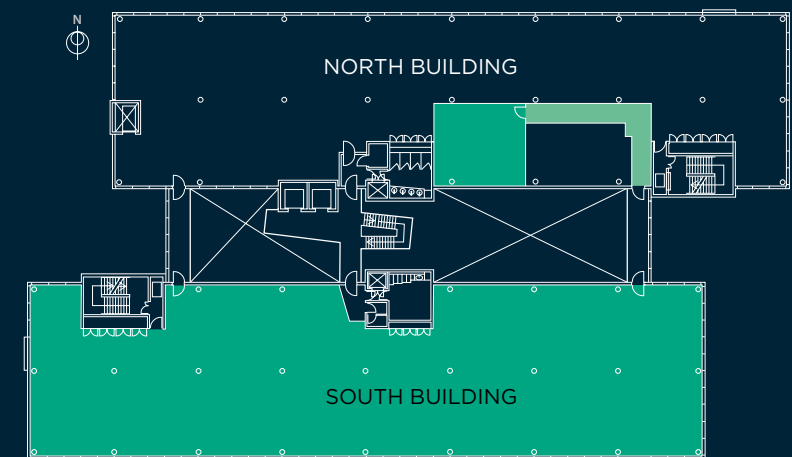


## ACCOMODATION

2nd floor - 9,910 sq ft (920.6 sq m)

## SPECIFICATION

- Fully fitted office space
- Four pipe fan coil air conditioning
- Fully access raised floors
- Suspended ceiling
- Cat II Lighting
- 45 car parking spaces (1:220 sq ft)
- Full height enclosed atrium
- Two 1,000 kg, 13 person passenger lifts
- On-site café
- Shower facilities



Major occupiers in the area include:





## LOCATION

200 Berkshire Place is well located, in close proximity to the A329(M) and Winnersh Triangle rail station. Trains to Reading take just 11 minutes and run in 30 minute intervals. London Paddington is just 26 minutes from Reading.

A direct bus service to Reading's town centre also runs every 10 minutes.

Junction 10 of the M4 is approximately one mile from the property via the A329 (M) and 29 miles from Heathrow Airport.

# 200



## 200 BERKSHIRE PLACE

## COMMUNICATIONS



### MOTORWAY miles

WOKINGHAM	1.6
READING	4.9
J10	2.4
M3	13.7

Source: Google maps



### AIRPORT miles

HEATHROW	23
GATWICK	51
LUTON	52
STANSTED	81

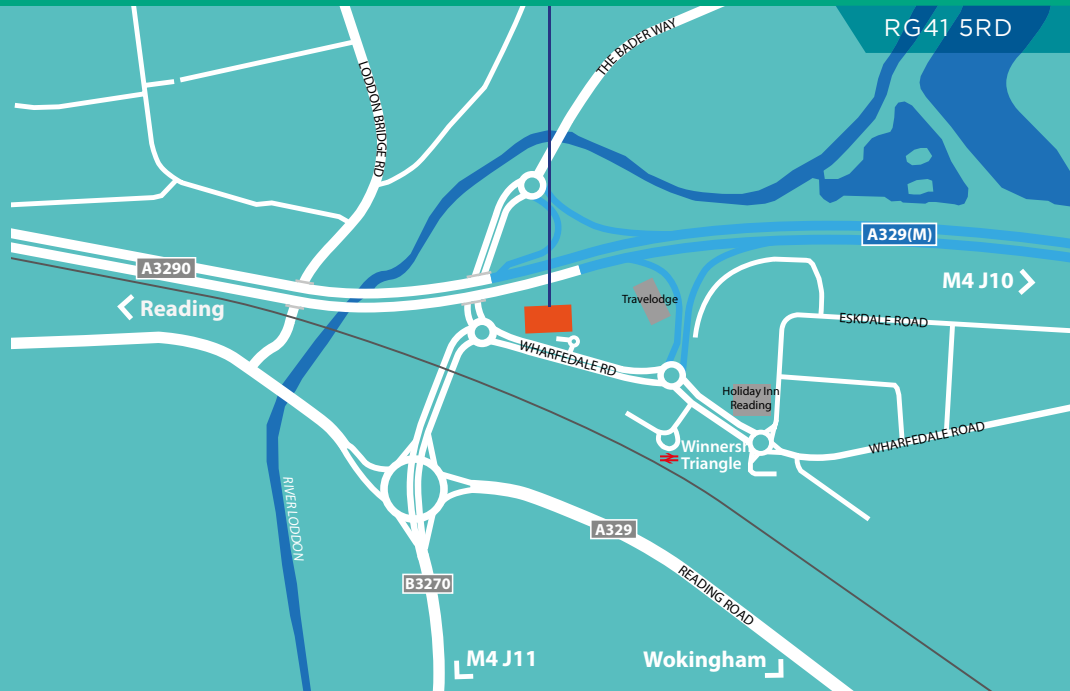
Source: Google maps



### TRAINS miles

WINNERSH TRIANGLE	0.4
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Source: National Railways



## TERMS

The space is available by way of a sub-lease until June 2023. Flexible lease terms available.

## VIEWINGS

Viewings are available by appointment through the sole letting agents.

For further quoting terms, please contact:

**CAMPBELL GORDON**

ROB MARSON  
0118 959 7555  
rob@campbellgordon.co.uk