

OFFICE TO LET

2F10-11

Berkshire Place

100 Berkshire Place, Winnersh
Triangle, RG41 5RD



2F10-11, Berkshire Place

Size: 1,117 sq ft (103 sq m)

Rent: POA

Available immediately via a flexible
Licence to Occupy

-  **Internal executive office**
-  **Secure 24/7 fob access**
-  **On-site management team**
-  **Vibrant breakout space**
-  **Secure on-site parking**
-  **Air conditioning**
-  **Customise layout & branding**
-  **Cleaning & utilities included**
-  **Onsite café & outside terrace**
-  **Fully furnished**

Operated by Arena Business Centres -
independent, privately owned and
established for over 20 years.

Managed Office

This space currently benefits from an internal executive office, 24/7 access with private fob entry and abundant natural light.

Positioned close to meeting rooms and breakout spaces, suite 2F10-11 provides a blank canvas with in-house customisation available to configure the space around your business.



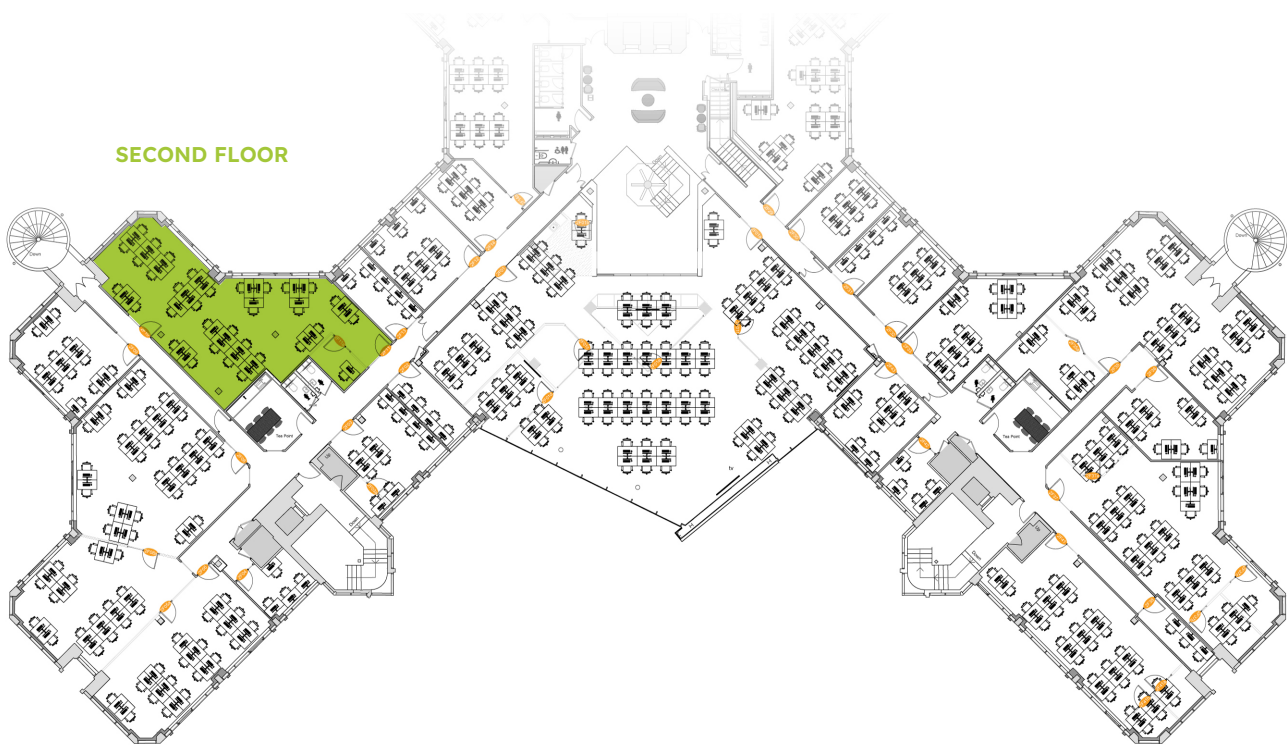
Viewing & Further Information

Helen Deverill

hello@arenaoffices.com | **0330 1246598**

More properties at www.arenaoffices.com

2F10-11 | Layout & Vision



Your Own Branded Headquarters

A substantial, self-contained suite designed around your business. Configure the layout, reflect your brand and create an environment that supports your culture and growth without committing to a traditional lease.

Professional First Impressions

Your clients and visitors are welcomed by our experienced concierge reception team, within a professionally managed building environment. You retain your own private workspace, while benefiting from a polished front-of-house presence.

Secure, Well-Connected Location

Secure on-site parking, controlled building access and CCTV provide confidence for your team and visitors. A professional setting that feels established, safe and easy to access

Seamless Day-to-Day Operation

Daily cleaning, waste management, maintained communal areas and fully equipped kitchen facilities ensure your workspace remains welcoming and ready for business —without distraction or additional contracts to manage.

Fully Inclusive Utilities & Infrastructure

Electricity, high-speed connectivity, kitchen amenities and essential office services are included within one simple monthly structure. No hidden operational surprises. No fragmented supplier relationships.

Freedom to Focus on Growth

Arena manages the building, compliance and operational detail behind the scenes —allowing you to focus on leading your business, supporting your team and planning your next stage of growth.



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A Smarter Alternative to a Lease

A Managed Office with Arena delivers the control and identity of a private headquarters without the risk and complexity of a traditional lease.

Most commercial offices operate under a Full Repairing and Insuring lease, transferring long term repair obligations, insurance costs and exit exposure to the tenant, whereas Arena Managed Offices are occupied under a Licence to Occupy combined with a fully managed service designed to simplify occupation and remove property risk.

Traditional Lease

- Long-term legal interest
- Capitalised on balance sheet
- Tenant responsible for repairs & maintenance
- Tenant funded insurance
- Dilapidations at exit
- Stamp duty & legal fees payable
- Fixed term commitment
- Variable cost exposure

Arena Managed

- Licence to Occupy (contractual right)
- Typically expensed
- Arena retains building responsibility
- Insurance included
- No dilapidations liability
- No stamp duty or legal fees
- Greater flexibility
- Predictable monthly cost



The independence of a traditional lease with the simplicity of managed space. A substantial private suite, branded and configured around your business - while Arena manages the building, infrastructure and compliance.

Private

Self-contained office space designed around your business.

Zero Exit Exposure

No dilapidations. No unexpected liabilities.

Simple Monthly Structure

One predictable cost. No hidden property risk.

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WELCOME TO




Berkshire Place

A professionally managed business environment in the heart of Winnersh.



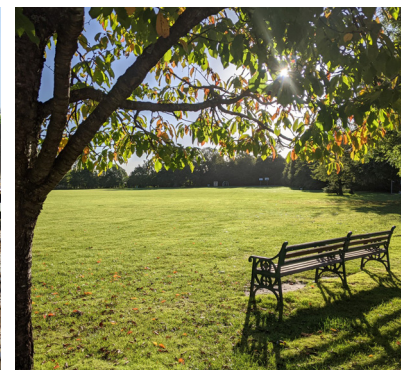
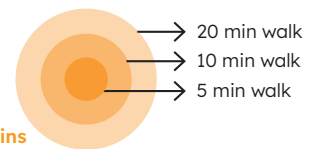
Ideal Location

100 Berkshire Place is located within the central 'Winnersh Triangle' piazza and within close proximity to the Holiday Inn, Gather & Gather café/bar, WHSmith convenience store and direct access to Winnersh Triangle railway station. The Park has its own dedicated rail station, providing direct and frequent rail services to Central London and Reading. A Park & Ride scheme operates from directly opposite 100 Berkshire Place, providing a bus service into central Reading throughout the day.

-  **Rail:** Winnersh Triangle (0.1 Miles)
-  **Road:** M4 (2.2 Miles)
-  **Air:** Heathrow Airport (23 Miles)

Rail journey times:

- Winnersh Triangle to Wokingham: **5 mins**
- Winnersh Triangle to Reading: **7 mins**
- Winnersh Triangle to Guildford: **40 mins**
- Winnersh Triangle to London Waterloo: **1 hr 10 mins**



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