



520

Warehouse and offices to let
6,006 sq ft

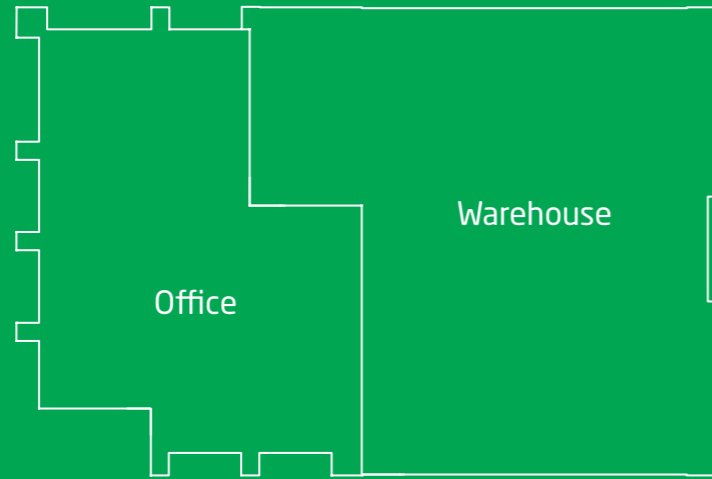
R&D, SCIENCE & TECHNOLOGY



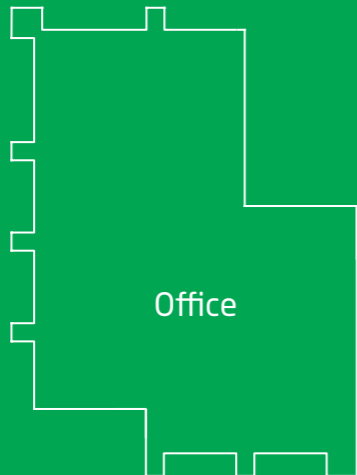
520 Eskdale Road provides high quality office and warehouse accommodation and dedicated parking. Winnersh Triangle provides a wide range of amenities just a short walk from the unit. These include 24/7 security and a dedicated railway station.

Specification & Floorplans

GROUND FLOOR



FIRST FLOOR



*Plans not to scale. Indicative Only.

520	SQ FT	SQ M
First Floor Office	1,662	154.4
Ground Floor Office	1,662	154.4
Ground Floor Warehouse	2,681	149.1
TOTAL AVAILABLE	6,006	557.9

Measurements are IPMS3 and are approximate GEA.



*Indicative image.



Offices

- Suspended ceilings with recess lighting
- Air conditioning
- Open plan layout
- Full-access raised floors
- Fully fitted reception area with a passenger lift
- Gas central heating
- Male, Female and Disabled WC's

Warehouse

- Electric loading door per unit
- 3 phase electricity supply
- Gas supply
- Clear height of 6.0m

External

- 18 Car parking spaces

Location



Sat Nav ref: RG41 5TP

BY RAIL FROM WINNERSH TRIANGLE

READING (DIRECT)	10 MINUTES
PADDINGTON	44 MINUTES
WATERLOO (DIRECT)	1 HOUR 15 MINUTES
GATWICK	1 HOUR 31 MINUTES
GUILDFORD	36 MINUTES

Source: National Rail enquiries. All times are fastest journeys. Extra trains may travel at peak times.

BY ROAD

M4 JUNCTION 10	2.2 MILES
READING	5.6 MILES
M25 JUNCTION 15	20.4 MILES
HEATHROW T1, 2 & 3	24.3 MILES
CENTRAL LONDON	38.7 MILES
GATWICK	62.4 MILES



When it comes to transport connections, Winnersh Triangle is hard to better.

The Park has its own dedicated rail station, 'Winnersh Triangle', just a three minute walk from the Piazza, providing direct and frequent rail services to Central London and Reading, with trains running every 30 minutes.

A Park & Ride scheme operates from directly opposite 100 Berkshire Place, providing a bus service into central Reading throughout the day, departing every 15 minutes.

Amenities



There's more to life than work...

...which is why we work hard to provide amenities that make life enjoyable.

The Holiday Inn is an AA 4-star hotel with a business centre, conference facilities and an AA 2-Rosette restaurant, Caprice.

The Esprit Fitness Centre and Spa has a 19-metre pool and well appointed gym, while Gather & Gather Café and Monty's bar provide options to eat and drink.

A WHSmith convenience store provides everyday amenities and a 14 screen cinema is located just a short walk from the Park.

There are a number of activities run and arranged by the Park management team, including classes, clinics, workshops and events, for everyone to enjoy.

We also have a nursery on the Park, helping to alleviate any unnecessary early-morning stress.

For more information on the exceptional opportunities at Winnersh Triangle please give us a call or visit our website:

www.winnershtriangle.co.uk

You can also find us on twitter



www.twitter.com/WinnershTri

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