

ARENA OFFICES

Berkshire Place

100 Berkshire Place, Winnersh Triangle, RG41 5RD

102 Private Offices, 3 to 50+ desks



Welcome to Berkshire Place



“We recently moved into Arena Offices, and the team here are superb. The environment is really good and there is a great coffee shop too, with tasty espresso and a team who are really invested in delivering a great experience. We definitely made the right choice and long may it continue. I would recommend Arena to anyone.”

Dominic Eddolls, Berkshire IFA Ltd

The Specification

- | | |
|--|--|
|  24/7 Access & Security |  Artisan Cafe |
|  Free Onsite Parking |  Outside Terrace |
|  Concierge Meet & Greet |  EV Charging |
|  Breakout Spaces |  Office Cleaning |
|  Hi-Tech Meeting Rooms |  Full Sound-Proofing |
|  Business Lounge |  Individual Climate Control |
|  Outdoor Spaces |  Networking Events |
|  Kitchen Facilities |  Fast Wi-Fi |

Private office from 3-50+ desks

Ground Floor - offices from 123 - 2,082 sq. ft.

First Floor - offices from 122 - 1,845 sq. ft.

Second Floor - offices from 95 - 3,396 sq. ft.

Description

The light-filled lobby welcomes you into a hotel-like environment, complete with Artisan café and lakeside terrace for a unique working experience. Berkshire Place provides flexible office solutions for 3 to 50+ desks, ideal for entrepreneurs, SMEs, and corporates.



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)

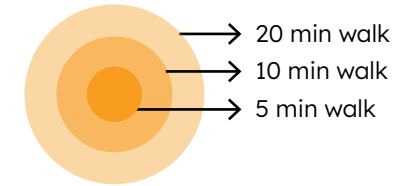
Rail journey times:

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**



Choose your Workspace

Whether you're a growing startup, SME, or established corporate, Arena offers fully serviced, flexible workspaces to suit your business. One simple monthly cost covers everything — from utilities, cleaning, security, and maintenance to a 5-star concierge reception — so you can stay focused on what matters.



3-9 Desks

For growing teams

Ideal for startups, small businesses, and satellite teams. A private, fully serviced office with the flexibility to scale as you grow. Includes access to communal meeting rooms, breakout areas, and business lounges — plus unlimited coffee and tea, all included.



10-29 Desks

Flexibility to scale as needed

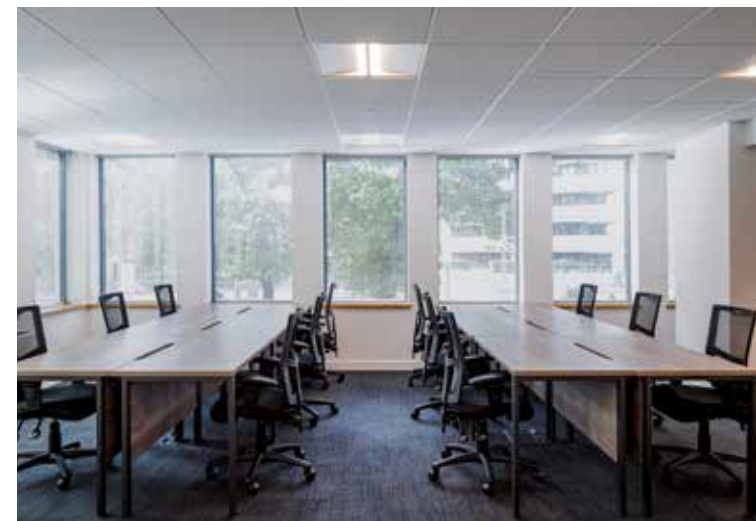
Perfect for scale-ups, regional teams, or project offices. Expand or reduce your space as needed, only paying for what you use. Our in-house design team can tailor and brand your space for collaboration, focus, or creativity. A perfect balance of private workspace with access to vibrant communal areas and a dynamic business community.



30+ Desks

Customised Managed Offices - flexible and hassle-free

For larger teams, corporate branches, or regional HQs, benefit from a fully customised private space without the constraints of a lease. Whether you need a self-contained suite or a full floor, we'll configure your layout, internal meeting rooms, and branding - all managed by us, end to end.



Meet & Greet



Breakout Spaces



Meeting Rooms



Artisan Café



DRINKS MENU

DOUBLE ESPRESSO
AMERICANO (AVAILABLE ICED)
LATTE (AVAILABLE ICED)
CAPPUCCINO
FLAT WHITE
MOCHA (AVAILABLE ICED)
MACCHIATO
CORTADO
CHAI LATTE (AVAILABLE ICED)
MATCHA (AVAILABLE ICED)
HOT CHOCOLATE
CREAM 50% MARSHMALLOWS 50p
ENGLISH BREAKFAST
EARL GREY
HERBAL TEAS
GREEN PEPPERMINT CHAMOMILE
STRAWBERRY FANTASY SMOOTHIE
PASSION STORM SMOOTHIE
BERRY BURST SMOOTHIE
VANILLA CARAMEL HAZELNUT
SOYA FREE OAT COCONUT 50p

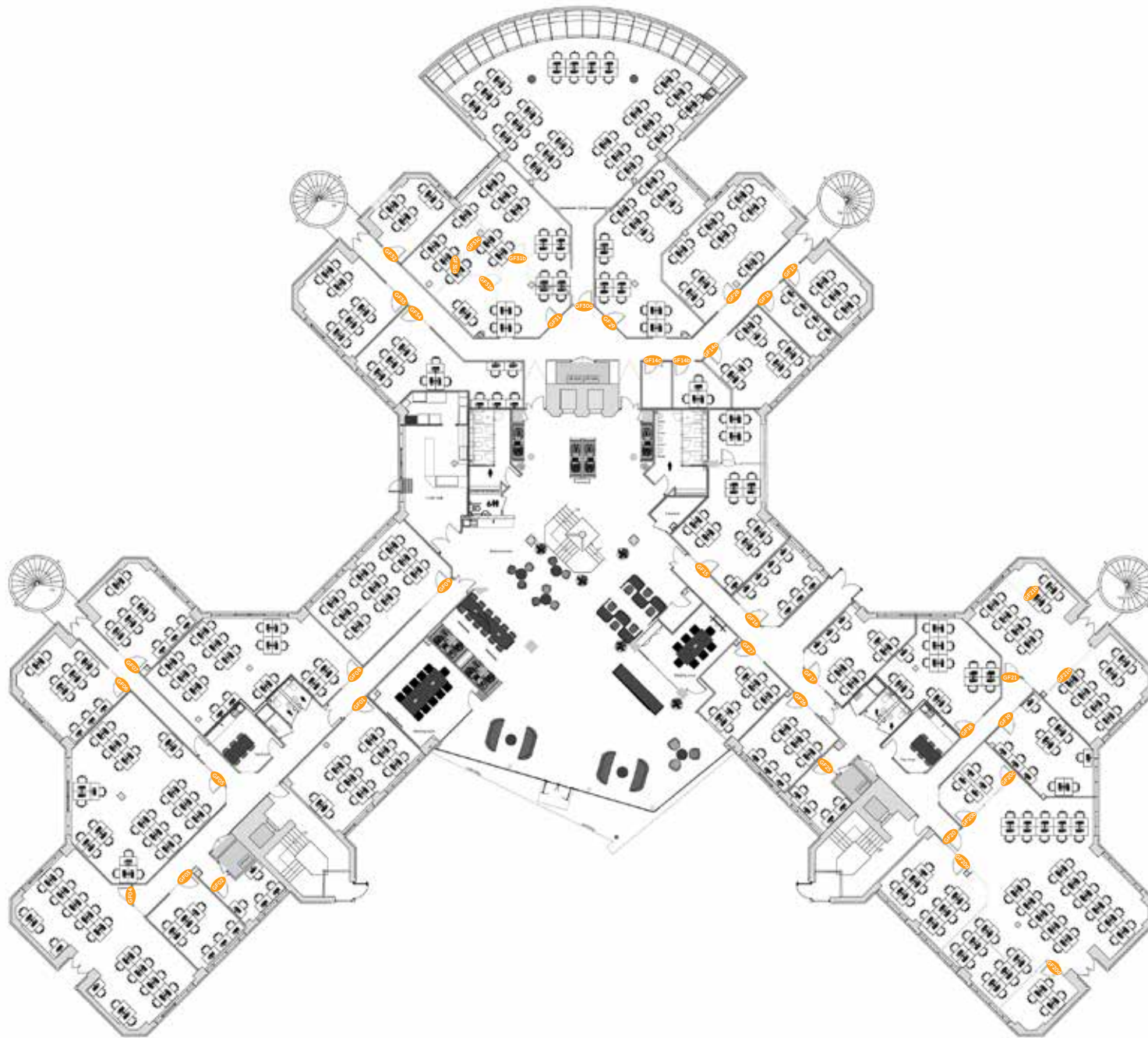
The Lunch Deal

100% Natural

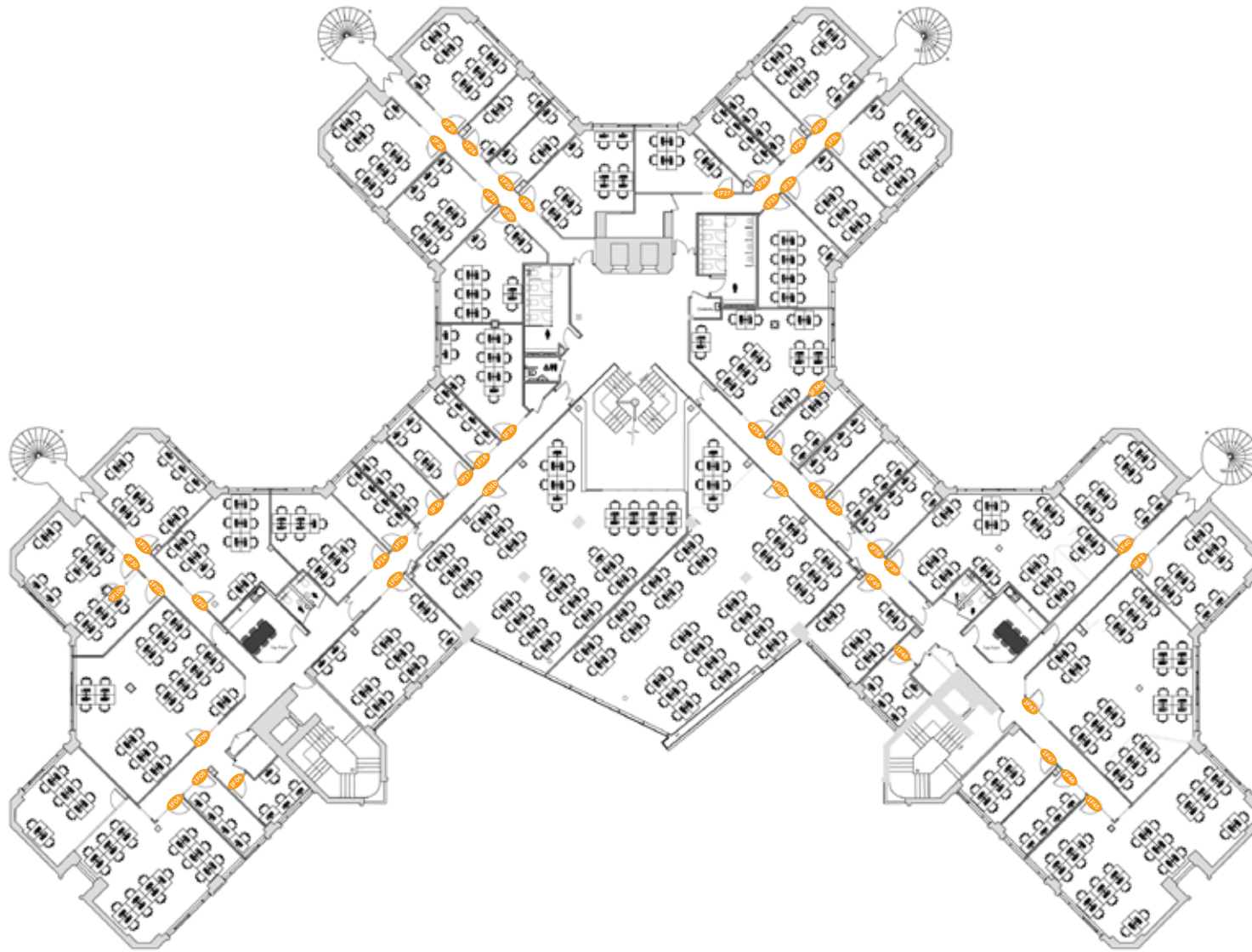
What else is included?

	Tenure	Arena Serviced	Leased Office
Premises & Property	Building insurance and legal fees covered	✓	✗
	All internal and external building maintenance	✓	✗
	Regular office decoration and upkeep	✓	✗
	No dilapidation charges	✓	✗
	No stamp duty (typically 1% on 5-year leases)	✓	✗
	Service charges included	✓	✗
	Landscaped grounds fully maintained	✓	✗
Parking	On-site parking spaces available	✓	✗
	Secure car park access and monitoring	✓	✗
Security Access & Compliance	Secure door entry systems	✓	✗
	CCTV installation, monitoring & admin	✓	✗
	Fire alarm, emergency lighting & extinguisher servicing	✓	✗
	Health & safety compliance and risk assessments	✓	✗
	Full accessibility (DDA compliant)	✓	✗
Cleaning & Hygiene	Office & communal area cleaning and waste disposal	✓	✗
	Window cleaning included	✓	✗
	Toilet facilities fully stocked, cleaned, and maintained	✓	✗
	Kitchen & coffee stations cleaned & maintained	✓	✗
Utilities & Connectivity	Electricity, gas, water, waste services included	✓	✗
	Fast business-grade Wi-Fi and internet infrastructure	✓	✗
Workplace Comfort & Fit-Out	Heating and air conditioning	✓	✗
	Fully furnished offices	✓	✗
	Acoustic soundproofing	✓	✗
	Office design and partitioning included	✓	✗
Community & Amenities	Professional reception with on-site concierge team	✓	✗
	Access to breakout spaces and informal areas	✓	✗
	Meeting rooms and business lounge areas	✓	✗
	Community events, socials and lunch & learn talks	✓	✗
	Kitchen facilities with equipment & fresh milk daily	✓	✗
	Complimentary unlimited tea & coffee	✓	✗

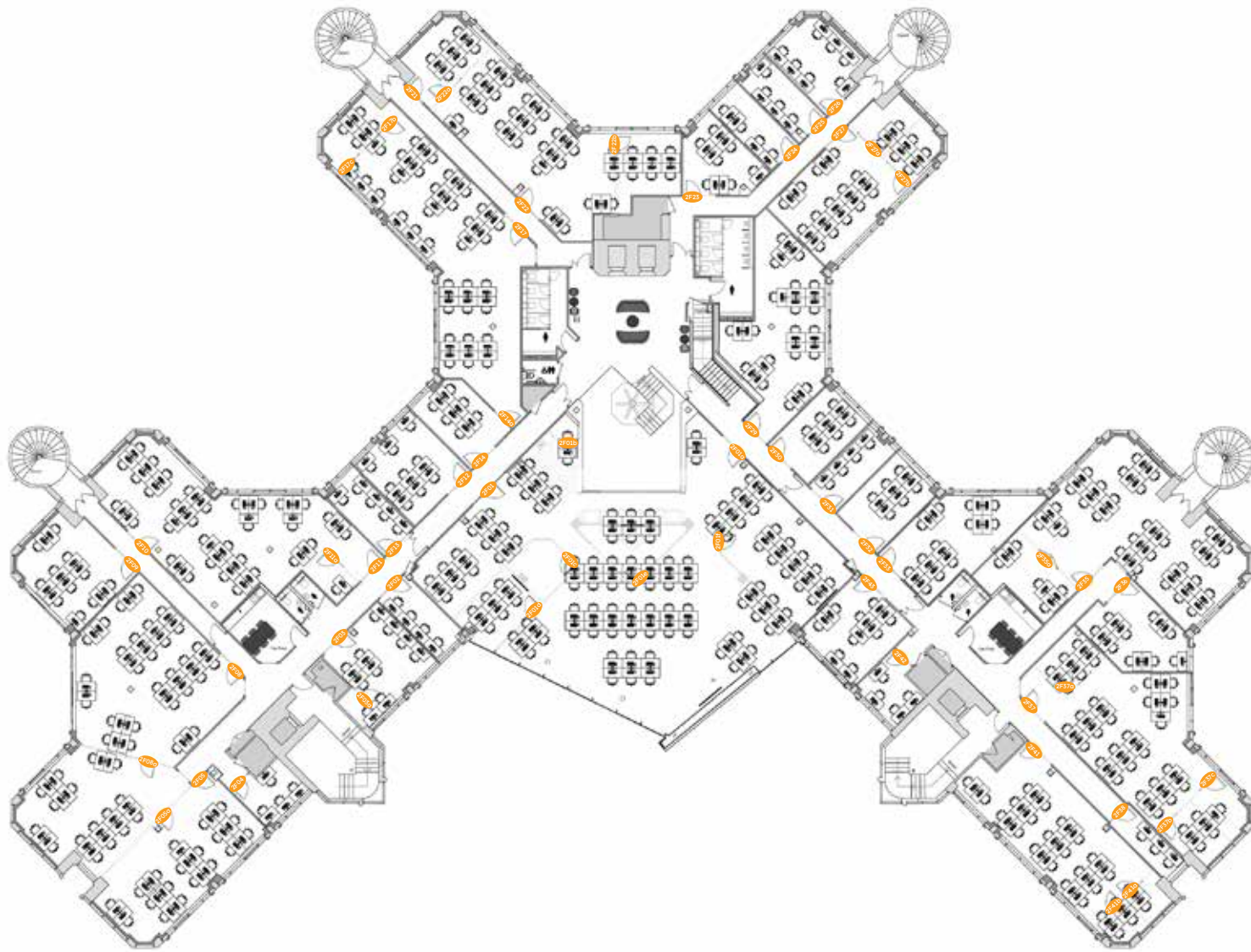




Ground Floor



First Floor



Second Floor



Our Story

Since 2003, Arena Offices has been creating inspiring workspaces that help businesses thrive. From our first centre near Bournemouth to a growing portfolio of 12 premium locations across the South of England, our mission has remained the same: to make coming to work a pleasure.

As a privately owned company, we take a long-term view; building strong client relationships, maintaining our own buildings, and continually investing in quality, service, and sustainability. Our ethos is shaped around three pillars that define the Arena experience:

Inspiring Workspaces

Every Arena centre is thoughtfully designed to support productivity, creativity, and wellbeing. From stylish breakout areas to fully furnished private offices and high-spec meeting rooms, each space is tailored to meet the needs of modern business with flexibility, comfort, and quality built in.

5-Star Concierge

Our on-site reception teams offer a five-star service that takes care of the day-to-day. From welcoming guests to managing calls and bookings, we handle the details so our clients can focus on what matters most.

Vibrant Community

Arena spaces bring businesses together. Through shared lounges, networking events, and an open, welcoming atmosphere, we foster a sense of community that makes every day more connected and enjoyable.





Grosvenor House - Basingstoke



The Square - Basingstoke



Victoria House - Bournemouth



Riverside Way - Camberley



Lancaster Court - Fareham



Number 25 - Fareham



Abbey House - Farnborough



Nimrod Way - Ferndown



Langstone Gate - Havant



Holyrood Close - Poole

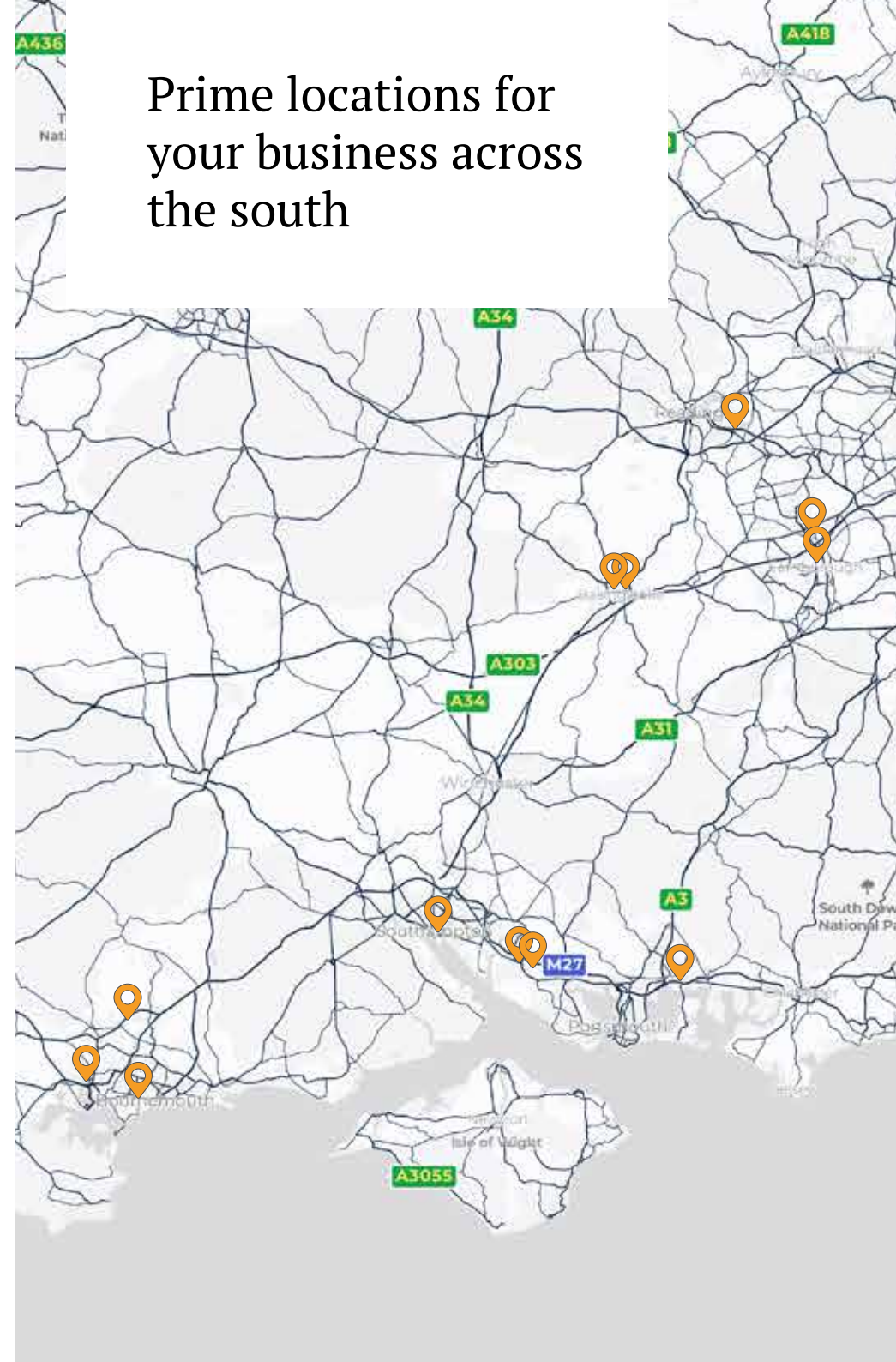


Berkshire Place - Reading



Threefield House - Southampton

Prime locations for
your business across
the south







Make Coming to Work a Pleasure

Berkshire Place

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