

OFFICE TO LET

Thames Valley Suite

Berkshire Place

100 Berkshire Place, Winnersh Triangle,
RG41 5RD



Thames Valley Suite, Berkshire Place

Size: 2,393 sq ft (222 sq m)

Rent: POA

Available immediately via a flexible
Licence to Occupy

-  **Self-contained HQ suite**
-  **Customised layout & branding**
-  **Private reception area**
-  **Executive offices**
-  **Meeting rooms & breakout spaces**
-  **Secure on-site parking**
-  **24/7 secure fob entry**
-  **On-site management team**
-  **Flexible licence**
-  **No dilapidations liability**

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

A Private Headquarters Designed Around Your Business

The Thames Valley Suite is a substantial self-contained office suite occupying an exclusive wing of Berkshire Place, located within the central 'Winnersh Triangle' piazza. Extending to approximately 2,393 sq ft, the space provides a rare opportunity to create a private headquarters environment tailored entirely around your business.



Viewing & Further Information

Helen Deverill

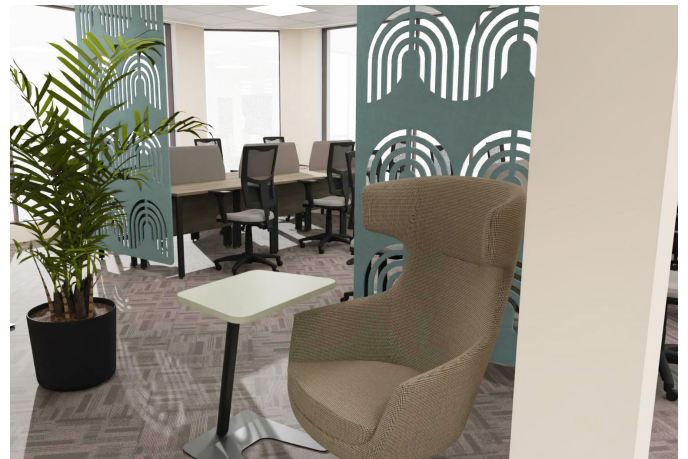
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Managed Office

Whether you require a dedicated reception area, executive offices, boardroom, meeting rooms, collaborative workspace, staff breakout facilities or bespoke branding throughout, Arena's in-house design and fit-out team can create a solution that reflects your culture, supports your team and enhances your client experience.

The concept illustrations shown demonstrate just some of the possibilities. Every element of the suite can be customised to suit your operational requirements, creating a workspace that combines the identity and independence of a traditional headquarters with the flexibility and simplicity of a fully managed office.



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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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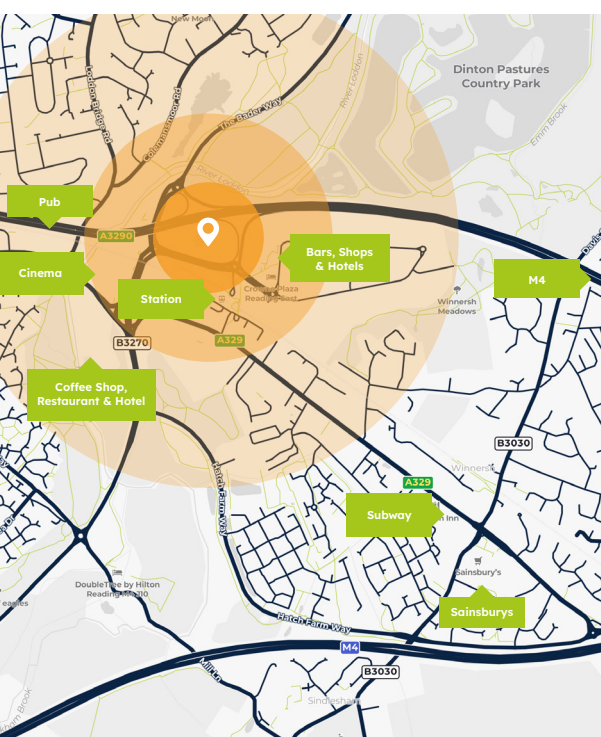


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WELCOME TO

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)

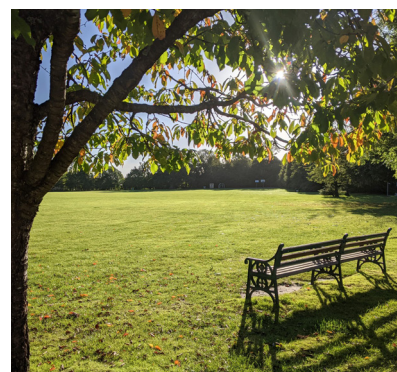
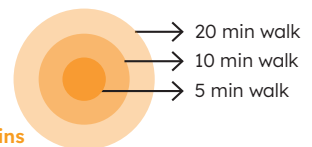
Rail journey times:

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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