LANSLEY

Business Sales and Commercial Agents Since 1890

Serviced Office To Let

100 to 8,000 sq ft

100 Berkshire Place, Wharfedale Road, Wokingham, RG41 5RD

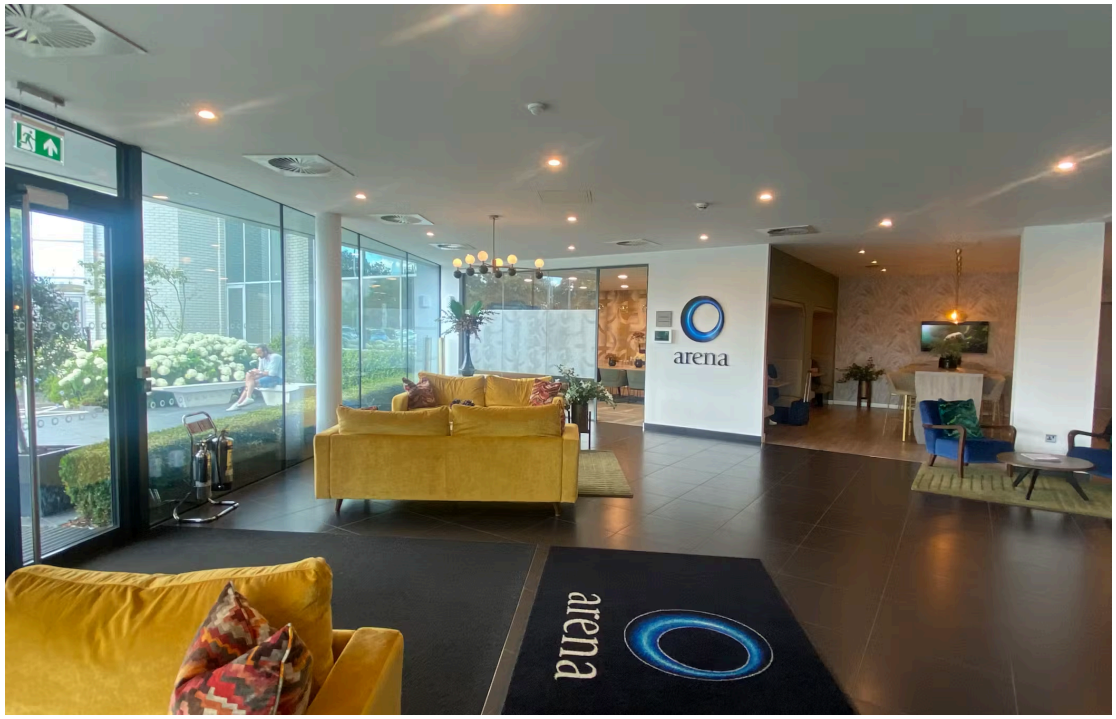


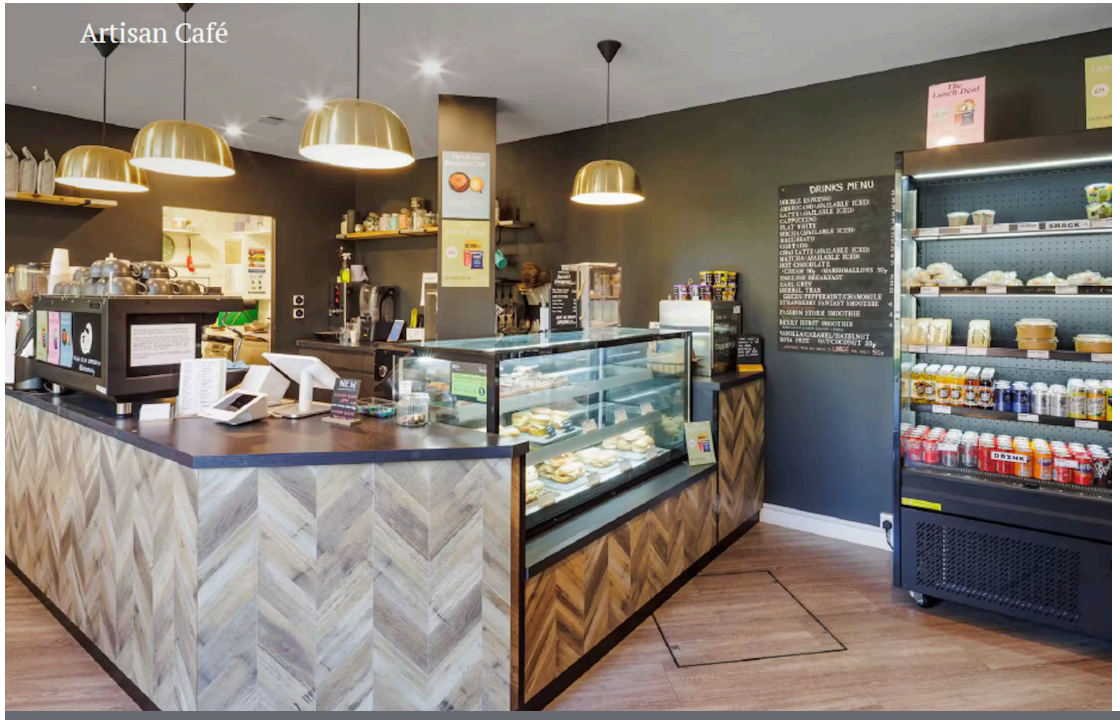


Premium Managed Serviced Offices - Winnersh Triangle, Reading. Flexible office accommodation from 3 desks to 50+

- Premium managed serviced office accommodation
- Flexible offices from 3 to 50+ desks
- All-inclusive monthly licence packages
- Meeting rooms, business lounge & breakout areas
- Free on-site parking with EV charging
- Winnersh Triangle station opposite & excellent M4 access
- Available immediately – current availability on request

www.lansleycommercial.co.uk/contact-us





Description

Lansley Commercial are delighted to offer a range of premium managed serviced offices at Arena Business Centre, Berkshire Place, Winnersh Triangle.

Whether you are a start-up, growing business or established company, Arena offers flexible office accommodation from 3 desks to 50+ desks, together with larger bespoke managed office solutions.

Designed to provide a professional working environment with minimal overheads, the monthly licence fee includes many of the day-to-day occupational costs, allowing businesses to focus on what they do best.

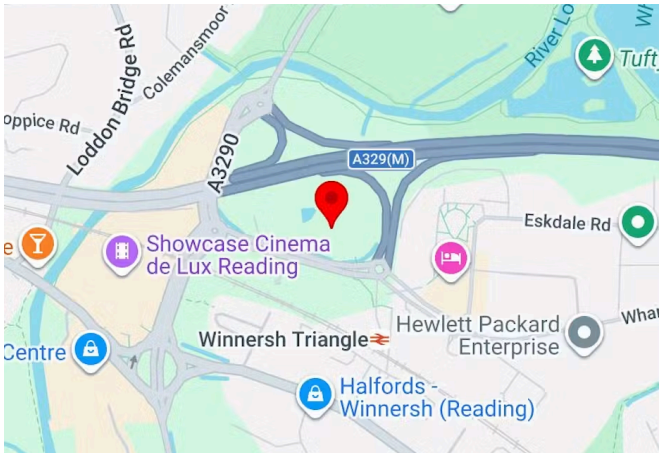
Occupiers benefit from a high-quality reception and concierge service, fully equipped meeting rooms, business lounge, breakout areas, Artisan café, outdoor terrace, kitchen facilities, high-speed Wi-Fi, office cleaning, 24/7 secure access and free on-site parking with EV charging.

Ideally located at Winnersh Triangle, the business centre is directly opposite Winnersh Triangle railway station and offers excellent access to the M4, Reading, Wokingham and Heathrow Airport.

A variety of office suites are available immediately, with sizes and availability changing regularly. Please contact Lansley Commercial to discuss your requirements and obtain the latest availability schedule and pricing.

Location

Berkshire Place occupies a prime position at Winnersh Triangle Business Park, directly opposite Winnersh Triangle railway station and within easy reach of Junction 10 of the M4. Reading, Wokingham, Heathrow Airport and the wider Thames Valley are all easily accessible, with excellent local amenities including cafés, hotels and retail facilities nearby.



Summary

- Service charge: The monthly licence fee is generally inclusive of business rates, service charge, building insurance and a range of occupational costs. Applicants should confirm the exact package and any additional charges applicable to their chosen office suite.
- EPC: B (37)
- Lease: Licence
- Terms: Flexible Lease

Further information

- View details on our website

Contact & Viewings



Jason Atkins
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jason@ahlansley.co.uk



Wayne Biehn
0118 959 0271
wayne@ahlansley.co.uk

Viewings

Strictly by appointment through Lansley Commercial. Current availability changes regularly, therefore please contact us to discuss your requirements and to arrange a viewing.

Facilities

Fully managed private offices
Offices from 3 to 50+ desks
Bespoke managed office suites available
Professional reception and concierge
High specification meeting rooms
Business lounge
Breakout areas
Artisan café
Lakeside terrace
Kitchen facilities
Free onsite parking
EV charging
High-speed Wi-Fi
24/7 secure access
Air conditioning
Office cleaning included
Networking events
Fully furnished offices available

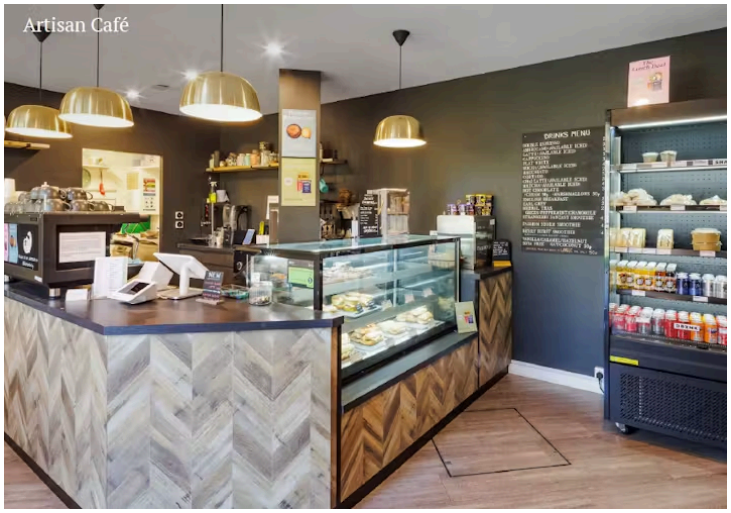
Availability

Available Immediately. A range of office suites are available immediately, with future availability also expected. Please contact Lansley Commercial for the latest availability.

These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.


Artisan Café


Meeting Rooms


arena


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



