



IQ

WINNERSH

1030 & 1040

SEGRO
WHERE BUSINESS WORKS



YOUR HQ 1030 & 1040

PHASE ONE AT IQ WINNERSH CREATED THE START OF A UNIQUE WORKING ENVIRONMENT. HERE, HIGH-QUALITY, SUSTAINABLE BUILDINGS STAND SIDE BY SIDE WITH FIRST-CLASS AMENITIES FOR BUSINESS AND LEISURE THAT INCLUDE HOTEL, DINING, RETAIL AND FITNESS FACILITIES. THIS SELF-CONTAINED PARK BENEFITS FROM FAST MOTORWAY ACCESS AND A DEDICATED RAIL STATION.

NOW, THE DEVELOPMENT WILL BE FURTHER ENHANCED BY 1030 AND 1040, IMPRESSIVE AND EFFICIENT 3 AND 4-STORY OFFICES OF 60,980 SQ FT AND 108,930 SQ FT RESPECTIVELY, AVAILABLE FOR PRE-LETTING.

ORGANIQ

THE PARK IS CHANGING ORGANICALLY AS REQUIREMENTS CHANGE IN THE MARKET PLACE. ORGANISATIONS ARE INCREASINGLY LOOKING FOR BUILDINGS WITH BETTER SUSTAINABILITY CREDENTIALS AND BUSINESS PARKS WITH BETTER AMENITIES. IQ WINNERSH TICKS BOTH BOXES.



IMAGE IS COMPUTER GENERATED

FANTASTIQ



1030
60,980 SQ FT

1040
108,930 SQ FT

IQ WINNERSH IS GROWING AND, FOLLOWING THE COMPLETION OF THE FIRST PHASE OF THE MASTERPLAN, 1030 AND 1040 ARE NOW AVAILABLE FOR PRE-LETTING.

THE BUILDINGS WILL NOT JUST BE ATTRACTIVE FROM THE OUTSIDE BUT WILL PROVIDE AN EFFICIENT WORKING ENVIRONMENT, AS WELL AS IMPRESSIVE SPACE FOR MEETINGS WITH PARTNERS AND CLIENTS.

WITH SUSTAINABILITY-LED DESIGN THE BUILDINGS WILL OFFER OCCUPIERS UTILITY COST SAVINGS AND A TANGIBLE CONTRIBUTION TO ANY COMPANY'S CR AGENDA.

DYNAMIQ

MANY INTERNATIONAL COMPANIES ARE ALREADY
FLOURISHING AT IQ WINNERSH.

THESE ARE ALL COMPANIES ATTRACTED BY THE EXCELLENT
LOCATION AND AMENITIES, SUSTAINABLE DESIGN, QUALITY
OF BUILD AND THE LANDSCAPED ENVIRONMENT.

YOUR BUSINESS COULD BE AMONG THEM, SHARING IN THE
DYNAMIC FUTURE THAT IS BEING CREATED AT IQ WINNERSH.

HARRIS

1020

BE IN GOOD
COMPANY



STRATEGIQ

ONLY 5 MINUTES TO THE M4
(JUNCTION 10) AND 27 MINUTES
TO HEATHROW AIRPORT

M4

MULTI STOREY
CAR PARK

1040

1030

RETAIL CENTRE

HOLIDAY INN

A329(M)

WINNERSH TRIANGLE
RAIL STATION

IQ WINNERSH BENEFITS FROM
ITS OWN SLIP ROAD TO AND
FROM THE A329(M)

10 MINUTES TO READING
TOWN CENTRE BY CAR

FABRIQ

METAL CEILING TILES

ACTIVE CHILLED BEAM
AIR CONDITIONING

PIR CONTROLLED
LIGHTING

SOLAR PROTECTION/SHADING TO
CONTROL HEAT GAIN

METAL RAISED
ACCESS FLOOR

HEAT RECOVERY OF
UP TO 85% EFFICIENCY

SPECIFICATION

YOUR HQ 1030

YOUR HQ 1040

INTERNAL AREAS

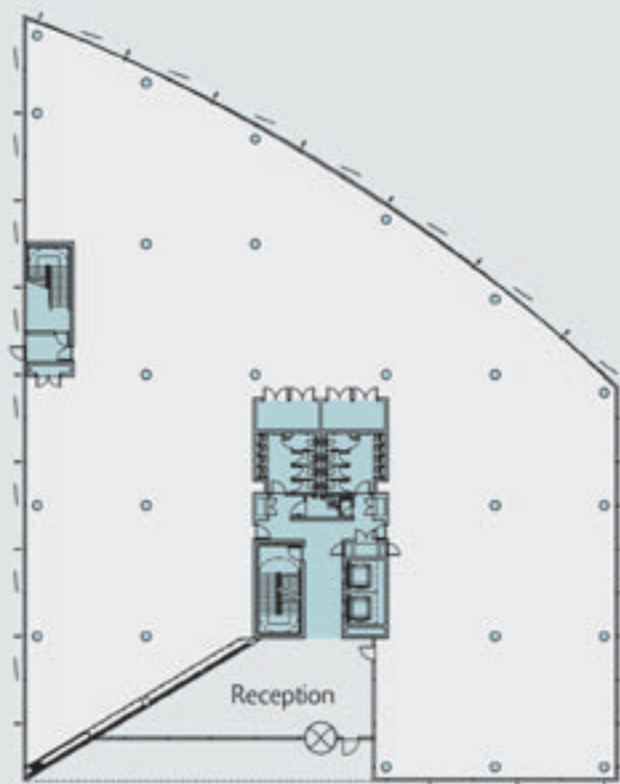
- ACTIVE CHILLED BEAM AIR CONDITIONING
- CLEAR FLOOR TO CEILING HEIGHT OF 2.9M
- FULLY ACCESSIBLE RAISED ACCESS FLOORS WITH A MINIMUM CLEAR VOID OF 120MM TOGETHER WITH ACCESSIBLE SUSPENDED CEILING
- 2 OR 3 PASSENGER LIFTS
- STRUCTURAL GRID BASED ON 9.0M X 9.0M WITH A 1.5M PLANNING MODULE
- BUILDINGS DESIGNED FOR OCCUPANCY OF 1 PERSON PER 10 SQ M
- DOUBLE HEIGHT RECEPTION AREAS
- PIR CONTROLLED LIGHTING DESIGNED IN ACCORDANCE WITH LG7
- SHOWERS AND CHANGING FACILITIES
- MALE, FEMALE AND DISABLED WCS

EXTERNAL AREAS

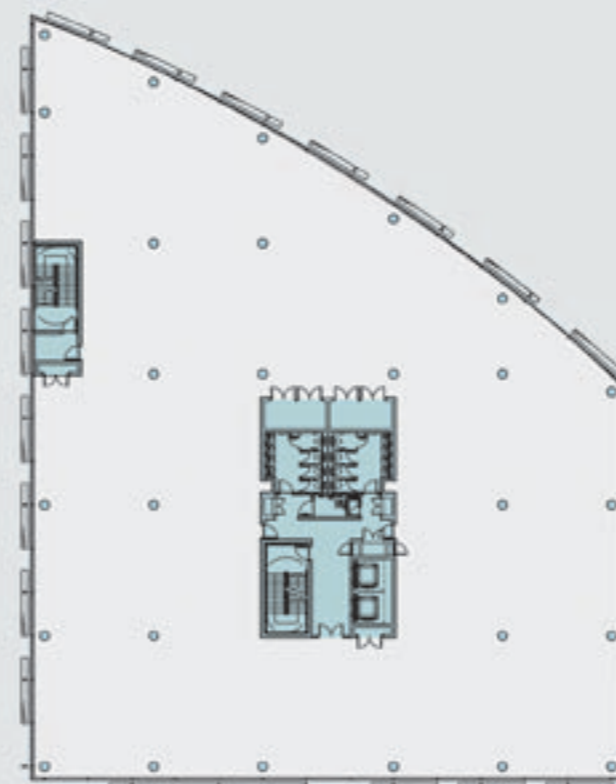
- SECURE CAR PARKING IN A RATIO OF 1:30 SQ M (GROSS)
- SECURE CYCLE BAYS AT UNDERCROFT LEVEL
- SPACE FOR A STANDBY GENERATOR CAN BE PROVIDED
- REFUSE STORES

KEY ENVIRONMENTAL CREDENTIALS

- CONSTRUCTED TO LATEST PART L STANDARDS
- FOOTBRIDGE LINK TO THE RAILWAY STATION DIRECTLY FROM THE PODIUM LEVEL
- EPC RATING B TARGETED
- PERIMETER DAYLIGHT CONTROL TO LG7 STANDARDS
- ENERGY EFFICIENT ENVELOPE WITH SOLAR CONTROL GLAZING AND BRISE SOLEIL TO REDUCE SOLAR HEAT GAIN AND COOLING LOADS
- LOW WATER USE TAPS, SHOWERS AND WCS
- THERMAL ZONING WITH LOCAL TEMPERATURE CONTROL
- EDIBLE LANDSCAPE INCLUDING HERB AREAS (ROSEMARY, THYME, SAGE, OREGANO, MARJORAM) AND FRUIT TREES (APPLE, PEAR & CHERRY)
- WILDFLOWER MEADOW AREA TO ENCOURAGE WILD LIFE
- UNDER 5 MINS WALK TO WINNERSH TRIANGLE RAIL STATION

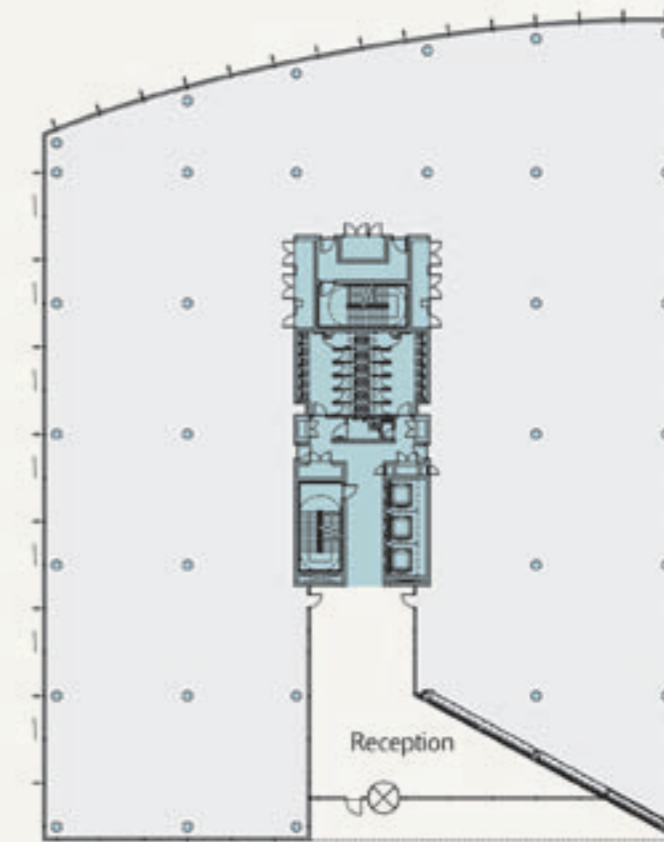


GROUND AND FIRST FLOOR

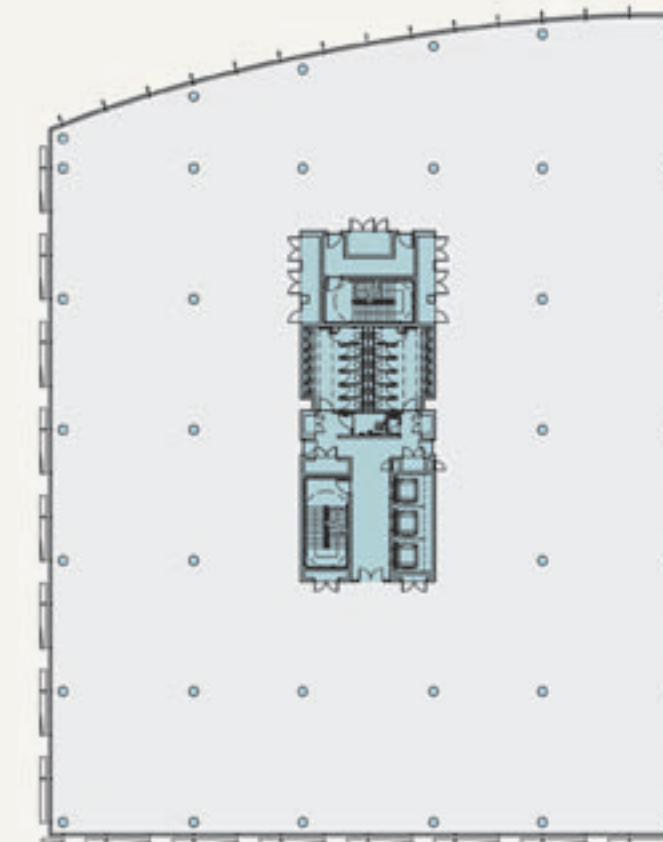


SECOND AND THIRD FLOOR

| 1030 | SQ FT | SQ M |
|----------------|---------------|--------------|
| THIRD FLOOR | 15,877 | 1,475 |
| SECOND FLOOR | 15,877 | 1,475 |
| FIRST FLOOR | 14,155 | 1,315 |
| GROUND FLOOR | 14,155 | 1,315 |
| RECEPTION | 915 | 85 |
| TOTAL | 60,979 | 5,665 |
| PARKING SPACES | 227 | |



GROUND AND FIRST FLOOR



SECOND TO FOURTH FLOORS

| 1040 | SQ FT | SQ M |
|----------------|----------------|---------------|
| FOURTH FLOOR | 22,443 | 2,085 |
| THIRD FLOOR | 22,443 | 2,085 |
| SECOND FLOOR | 22,443 | 2,085 |
| FIRST FLOOR | 20,021 | 1,860 |
| GROUND FLOOR | 20,021 | 1,860 |
| RECEPTION | 1,561 | 145 |
| TOTAL | 108,932 | 10,120 |
| PARKING SPACES | 395 | |



IQ WINNERSH IS ABOUT BUSINESS – BUT IT'S NOT JUST ABOUT WORK. TO KEEP YOU REFRESHED AND READY FOR ACTION, IT HAS ITS OWN 4-STAR HOLIDAY INN, COMPLETE WITH SPA, POOL, GYM, RESTAURANT AND BAR.

WITH STATE-OF-THE-ART CONFERENCE FACILITIES, THE HOTEL CAN HOST EVENTS FOR 2 TO 260 DELEGATES.

IN THE PIAZZA, THE CAFÉ/BAR AND THE CONVENIENCE STORE OFFER EVERYTHING NEEDED TO SUPPORT WORK AND PLAY.



THERAPEUTIQ

ECOLOGIQAL

BUILDINGS 1030 AND 1040 WILL GIVE ANY PROGRESSIVE BUSINESS AN IMPORTANT HEAD START IN MEETING ITS ENVIRONMENTAL TARGETS.

SEGRO IS COMMITTED TO LEADING THE DELIVERY OF SUSTAINABLE BUSINESS BUILDINGS AND CONSTANT IMPROVEMENTS ARE DRIVING DOWN BOTH RUNNING COSTS AND ENVIRONMENTAL IMPACTS.

SEGRO HAS AN EXISTING CUSTOMER BASE MADE UP OF SOME OF THE WORLD'S MOST FORWARD-LOOKING COMPANIES COMMITTED TO SUSTAINABILITY.

WWW.SEGRO.COM/WINNERSH/SUSTAINABILITY

UNIQUE

NO OTHER COMPARABLE BUSINESS PARK HAS ITS OWN DEDICATED RAIL STATION. IQ WINNERSH HAS ENVIABLE ROAD AND MOTORWAY LINKS TOO, WITH THE M4 JUST A MILE AWAY GIVING FAST ACCESS TO HEATHROW AIRPORT AND CENTRAL LONDON.



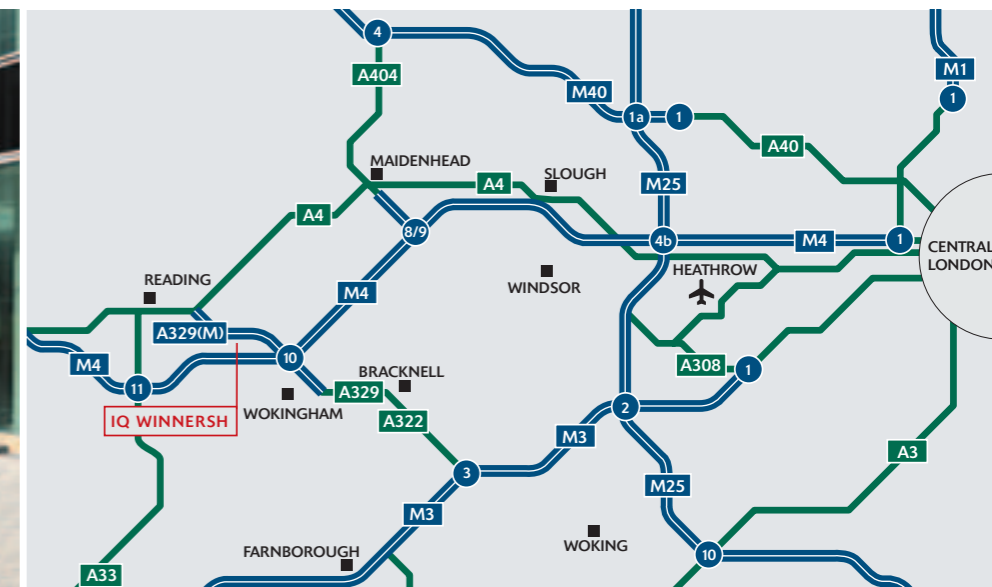
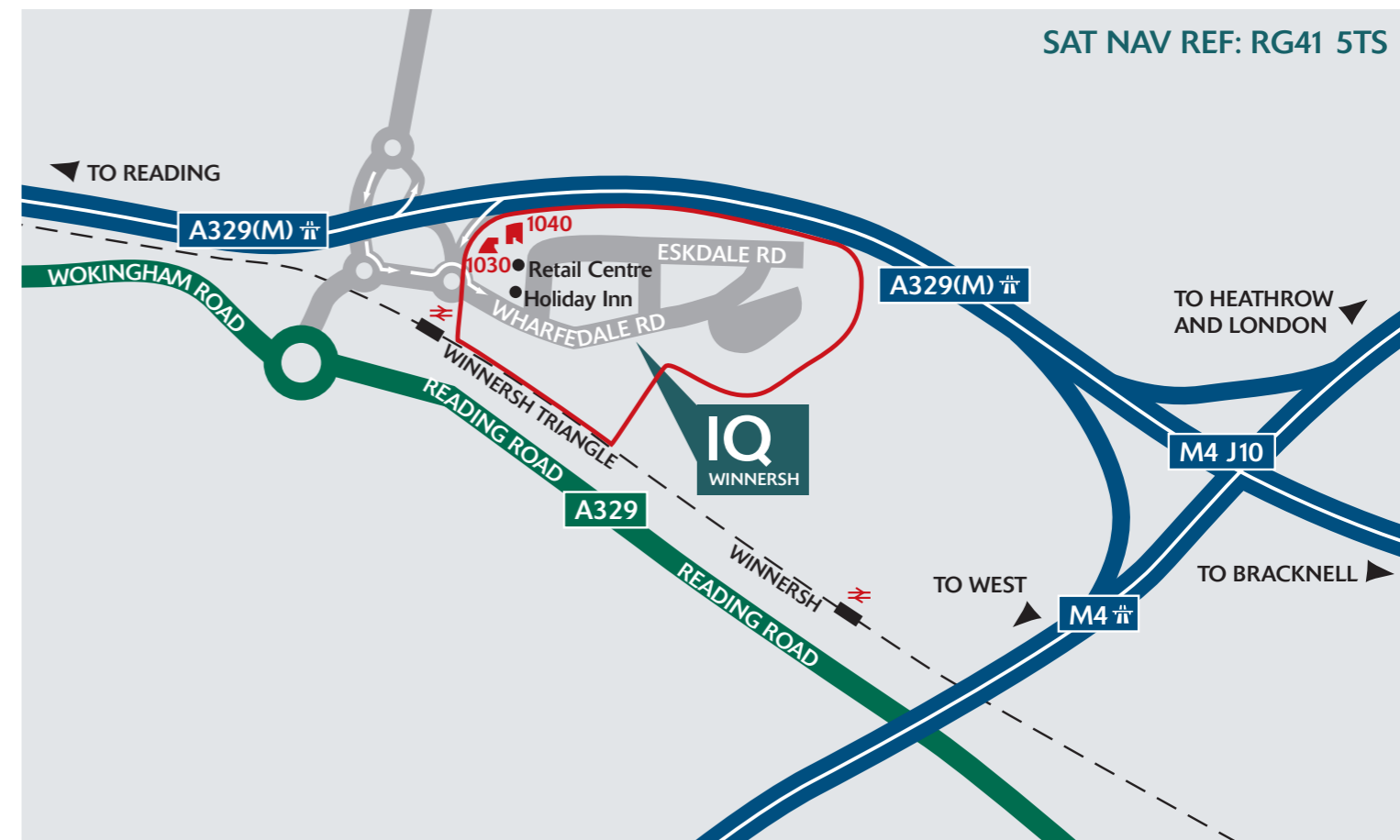
JOURNEY TIMES BY RAIL

| | |
|----------------------|--------|
| TO READING | 7 MIN |
| TO LONDON PADDINGTON | 35 MIN |
| TO GUILDFORD | 49 MIN |
| TO LONDON WATERLOO | 66 MIN |
| TO LONDON GATWICK | 85 MIN |

JOURNEY DISTANCES BY ROAD

| | |
|----------------|-----------|
| A329(M) | DIRECT |
| M4 (J10) | 1 MILE |
| READING CENTRE | 4.5 MILES |
| M3 | 16 MILES |
| M25 | 16 MILES |
| HEATHROW | 29 MILES |
| CENTRAL LONDON | 41 MILES |
| GATWICK | 60 MILES |

SAT NAV REF: RG41 5TS



WORLD-CLASS DELIVERY

SEGRO, THE DEVELOPER BEHIND IQ WINNERSH, IS EUROPE'S LEADING PROVIDER OF FLEXIBLE BUSINESS SPACE. A MULTI-NATIONAL COMPANY WITH A GLOBAL REPUTATION, THE COMPANY'S RECORD FOR DELIVERING BUILDINGS IN STRATEGIC LOCATIONS IS SECOND-TO-NONE.



IN 2009 FLUOR AGREED A PRE-LET OF 21,000 SQ FT OF GRADE A OFFICES AT IQ FARNBOROUGH. COMPLETED IN JUNE 2010, THE SCHEME CONSISTS OF 4 BUILDINGS FOR FLUOR'S NEW EMEA OIL AND ENGINEERING HQ.

EXISTING SEGRO CUSTOMER, O2, WANTED TO ENGINEER A CULTURE CHANGE. IT DECIDED TO EXPAND OPERATIONS ON ITS PROMINENT BATH ROAD LOCATION, BY AGREEING A PRE-LET OF 110,000 SQ FT OF IMPRESSIVE NEW HQ OFFICES, INTERCONNECTED WITH ITS EXISTING BUILDING.

ENGINEERING FIRM, JACOBS, TOOK 135,000 SQ FT OF PRE-LET GRADE A OFFICES AT IQ WINNERSH, FOR ITS NEW UK HEADQUARTERS. THE BUILDING WAS COMPLETED IN DECEMBER 2009 AND WAS AWARDED A BREEAM RATING OF 'VERY GOOD'.

ANOTHER EXISTING CUSTOMER OF SEGRO, HARRIS SYSTEMS, TOOK 70,000 SQ FT OF PRE-LET GRADE A OFFICES AT IQ WINNERSH, FOR ITS NEW HEADQUARTERS. THE BUILDING WAS COMPLETED IN DECEMBER 2009, WITH FIT-OUT COMPLETED IN MAY 2010.

1,700⁺

CUSTOMERS

59m⁺

SQ FT BUILT SPACE

£5.3 billion

PROPERTY PORTFOLIO

630,000⁺

SQ FT OFFICES DELIVERED 2009/2010

SEGRO.com/winnersh/1030&1040

**Lambert
Smith
Hampton**

020 7198 2000

0118 959 8855

www.lsh.co.uk

tfisher@lsh.co.uk

ncoote@lsh.co.uk

tfletcher@lsh.co.uk



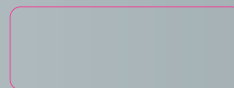
**JONES LANG
LASALLE®**

020 7493 6040

Chris.Hiatt@eu.jll.com

James.Finnis@eu.jll.com

Chris.Barrs@eu.jll.com



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