

# SPACE TO GROW

Spring 2022

GreenPark   
a mapleiree property

# CURRENT OPPORTUNITIES

Green Park offers a high quality business environment in an established location with first class amenities. Our dedicated on-site management team take care of the day-to-day running of the park and ensure the highest standards are maintained. Why not join us?

**250 SOUTH OAK WAY**  
4,594-17,060 sq ft / 427-1,585 sq m



Floor	sq ft	sq m
Suite 25: 2 North	4,594	427
Suite 7: G North	7,655	711
Suite 1: G South	4,811	447
<b>Total</b>	<b>17,060</b>	<b>1,585</b>



**200 LONGWATER AVENUE**  
5,465-27,830 sq ft / 508-2,585 sq m



Floor	sq ft	sq m
1	15,308	1,422
Part Ground	5,465	508
Part Ground	7,057	656
<b>Total</b>	<b>27,830</b>	<b>2,585</b>



**100 LONGWATER AVENUE**  
298-2,560 sq ft / 28-238 sq m



Floor	sq ft	sq m
Suite 1 & 2	2,560	238
Suite 7	983	91
Suite 10	298	28
Suite 11	894	83
Suite 12	995	92
Suite 15 & 16	2,386	222
Suite 20	922	92
Suite 22	954	89
Suite 23	961	89
Suite 24	1,904	177
<b>Total</b>	<b>10,541</b>	<b>979</b>



**100 BROOK DRIVE**  
2,166-11,363 sq ft / 201-1,056 sq m



Floor	sq ft	sq m
G North B	5,357	498
G South	3,840	357
G West	2,166	201
<b>Total</b>	<b>11,363</b>	<b>1,056</b>



**400 SOUTH OAK WAY**  
9,737-19,643 sq ft / 905-1,825 sq m



Floor	sq ft	sq m
1 East	9,906	920
1 West	9,737	905
<b>Total</b>	<b>19,643</b>	<b>1,825</b>



**400 LONGWATER AVENUE**  
22,319-119,424 sq ft sq ft / 2,074-11,095 sq m



Floor	sq ft	sq m
4	24,007	2,230
3	23,995	2,229
2	23,991	2,229
1	23,138	2,150
Ground - Offices	22,319	2,074
Reception	1,974	183
<b>Total</b>	<b>119,424</b>	<b>11,095</b>



## FUTURE OPPORTUNITIES

Green Park is the largest office park in single ownership in the UK, working with some of the country's leading architects.

**600 SOUTH OAK WAY**  
188,200 sq ft / 17,484 sq m



**Architect:** Hamilttons

One of the most prominent sites on the M4 corridor with excellent views across Longwater Lake.

**700 / 800 / 900 SOUTH OAK WAY**  
319,000 sq ft / 29,635 sq m



**Architect:** Fletcher Priest

Fronting the M4 motorway these three buildings offer a high profile campus or individual HQ office.

**500-600 LONGWATER AVENUE**  
240,000 sq ft / 22,296 sq m



**Architect:** Scott Brownrigg

A unique opportunity to create a campus within the Park.

READING ▲

GREEN PARK STATION  
Completes 2022

GREEN PARK VILLAGE  
1,175 new homes  
by Berkeley Homes

MAIN ENTRANCE

Conference Centre  
The Hive  
Byte Café  
Marketing Suite

100 Longwater Avenue

Café Perk

200 Longwater Avenue

100 Brook Drive

250 Longwater Avenue

Cisco

Regus

250 Brook Drive

Reading Gate Retail Park  
KFC  
Iitsu  
McDonald's  
Costa Coffee

500-600 Longwater Avenue

400 Longwater Avenue

Thales

CGI

300 Brook Drive

FUTURE EXPANSION AREA

Three Mobile

400 Brook Drive

Voco Hotel

Select Car Leasing Stadium

LONGWATER LAKE

Landmark

Virgin Media

WHSmith  
Nuffield Health Club  
Green Park Day Nursery  
Optimal Align  
Olive Tree Dental  
Zest Restaurant  
WOLF Italian Street Food

SOUTH ENTRANCE

700-900 South Oak Way

600 South Oak Way

Thames Water

PRA

Costco

SOUTH OAK WAY

250 South Oak Way

PepsiCo

400 South Oak Way

Bayer

Huawei

Multisport Court

M4 MOTORWAY

TO LONDON >

M4 (Junction 11)

A33

A33

- Available
- Part available
- Available pre-let opportunities
- Occupied buildings
- Amenities
- Footpaths
- Trimtrails
- Boats
- Electric Car Charging points



▼ BASINGSTOKE

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GREENPARK.CO.UK



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GreenParkUK

Building	Total (sq ft)*	Architect
100 Longwater Avenue	82,243	Foster + Partners
200 Longwater Avenue	43,552	Nicholas Hare
250 Longwater Avenue	46,668	Nicholas Hare
300 Longwater Avenue	101,936	Nicholas Hare
350 Longwater Avenue	111,064	RHWL
400 Longwater Avenue	119,424	Apt
450 Longwater Avenue	119,292	Apt
100 Brook Drive	85,782	EPR
200 Brook Drive	53,900	Siddell Gibson
250 Brook Drive	68,299	Siddell Gibson
300 Brook Drive	62,080	Scott Brownrigg
350 Brook Drive	43,713	Scott Brownrigg
400 Brook Drive	50,130	Scott Brownrigg
450 Brook Drive	31,166	Scott Brownrigg
500 Brook Drive	121,547	Scott Brownrigg
250 South Oak Way	50,624	Tate Hindle
300 South Oak Way	140,180	HOK
400 South Oak Way	106,020	EPR
450 South Oak Way	110,669	EPR
500 South Oak Way	44,029	Tate Hindle
550 South Oak Way	44,186	Tate Hindle

\*Approximate IPMS areas

Find out more about bringing your business to Green Park. Contact our appointed leasing agents or visit: [greenpark.co.uk](http://greenpark.co.uk)



[VIEWCAST ONLINE VIRTUAL TOUR](#)

These particulars are not an offer or contract, nor part of one. Any information given is entirely without responsibility or warranty whatsoever. February 2022.

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## Occupiers

3Shape	LivePerson
Bayer	Logoplaste
Berkeley Homes	NVIDIA
Berkeley	Orb Data
Communications	PepsiCo
Berkshire Community	Pierre Fabre
Foundation	PRA Health Sciences
Britannia	Premier Research
Pharmaceuticals	Pressalite Care
CGI	Proofpoint
Cherwell	Quadius
Cisco	Qualys
Cloud Distribution	Regus
CRM Technology	Rolta
CrowdStrike	SECBE
Datto	Stonewater
Dialog Semiconductor	Synopsys
DSSEC	Tanium
Extreme Networks	Thales
Fico	Thames Valley
Gigamon	Berkshire LEP
Grow	Thames Water
Harrison Clark Rickerbys	Tosoh
HSO	Unit4
Huawei	Veritas
ISG	Virgin Media
Itergy	Vocera
JLT	Zensar Technologies
Landmark	Zscaler



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