

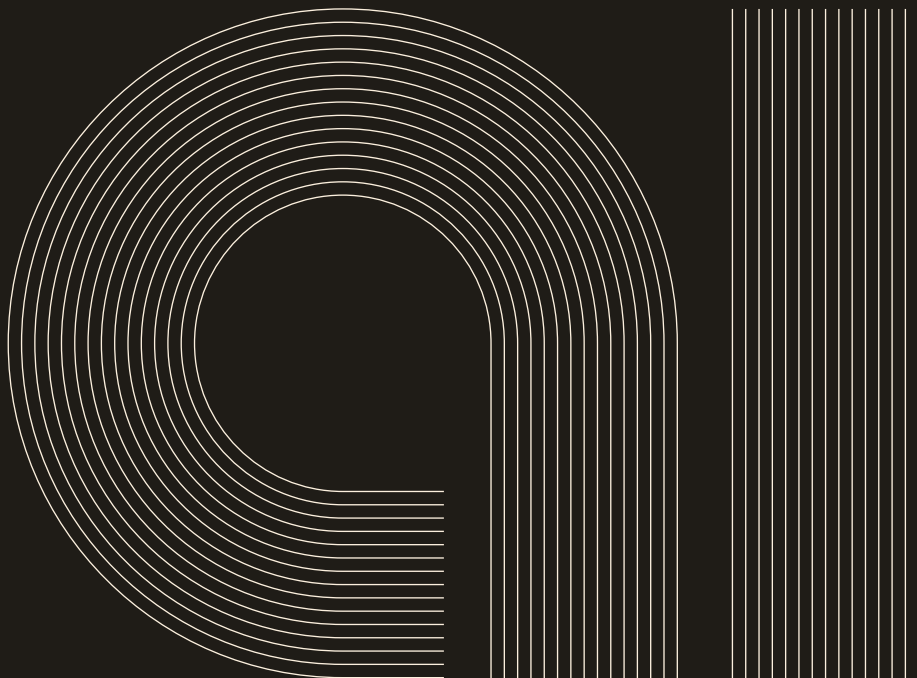
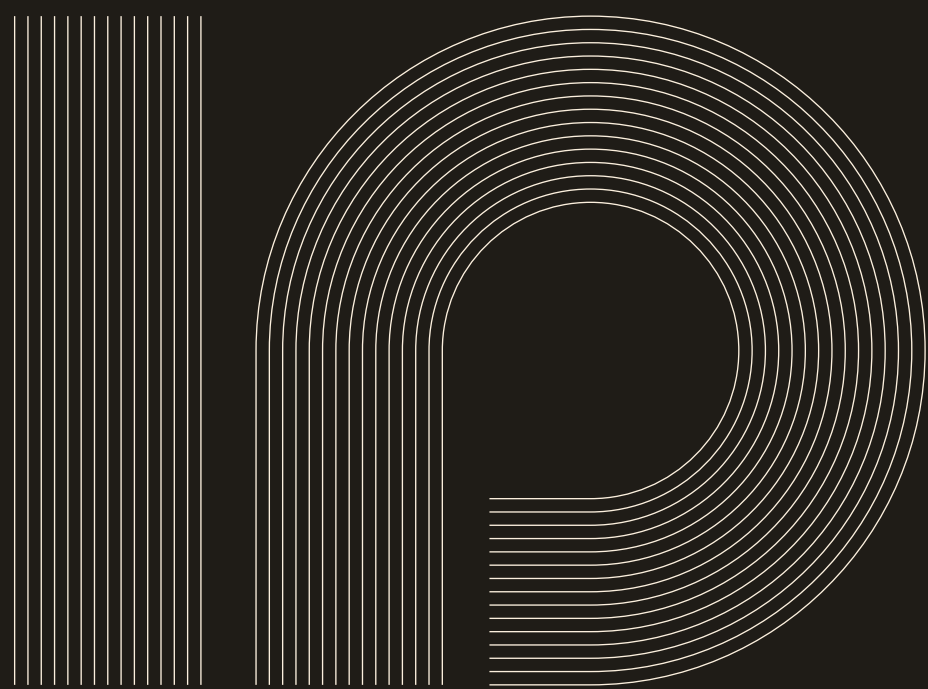
**250**

**BROOK  
DRIVE**



67,280 SQ FT

6,250 SQ M



**GreenPark**   
a mapleiree property



‘Not new’ is the new ‘new’.  
It’s not a new trend, but  
rather the direction of travel.  
More vision equates to less  
waste, capturing carbon  
already spent. Reclaimed  
and reimagined – the  
opportunity to preserve,  
refine and improve.  
Welcome to something new.

All electric  
Statement architecture  
Refurbished as new



67,280 sq ft / 6,250 sq m

### Urban in the wild.

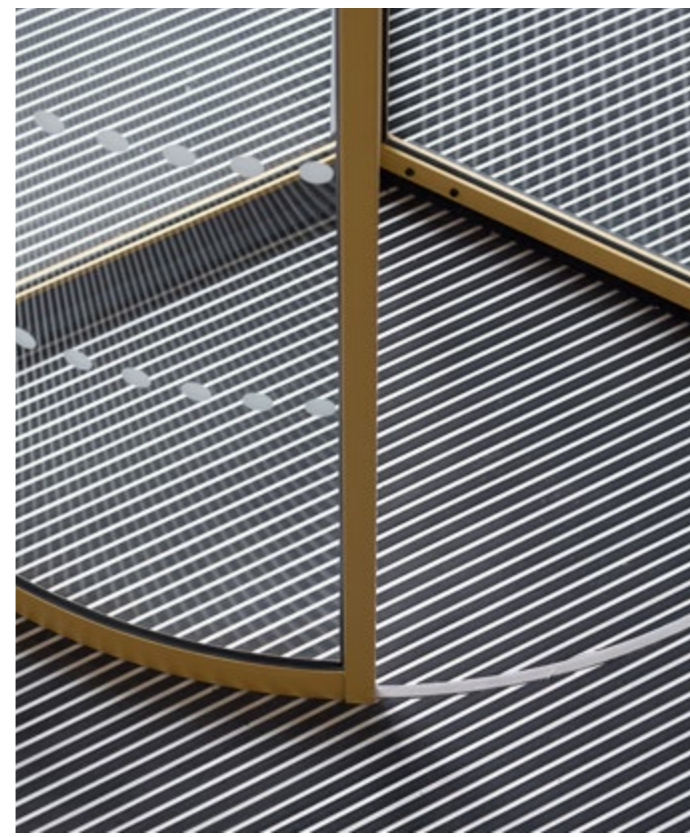
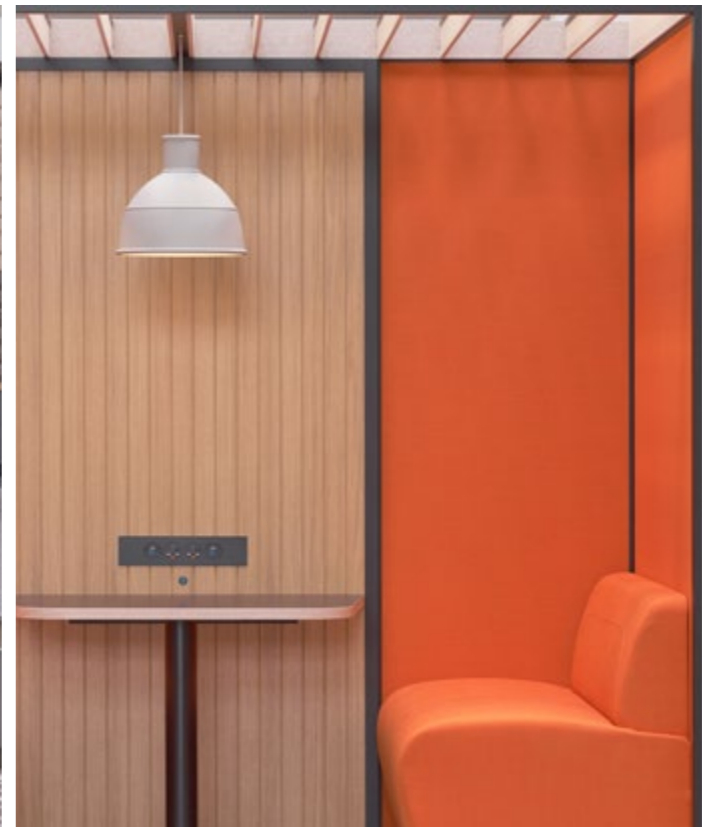
250 Brook Drive isn't your standard 'business park building', it feels like it's been plucked directly from the streets of Farringdon and dropped into the serenity and verdant vistas of Green Park.

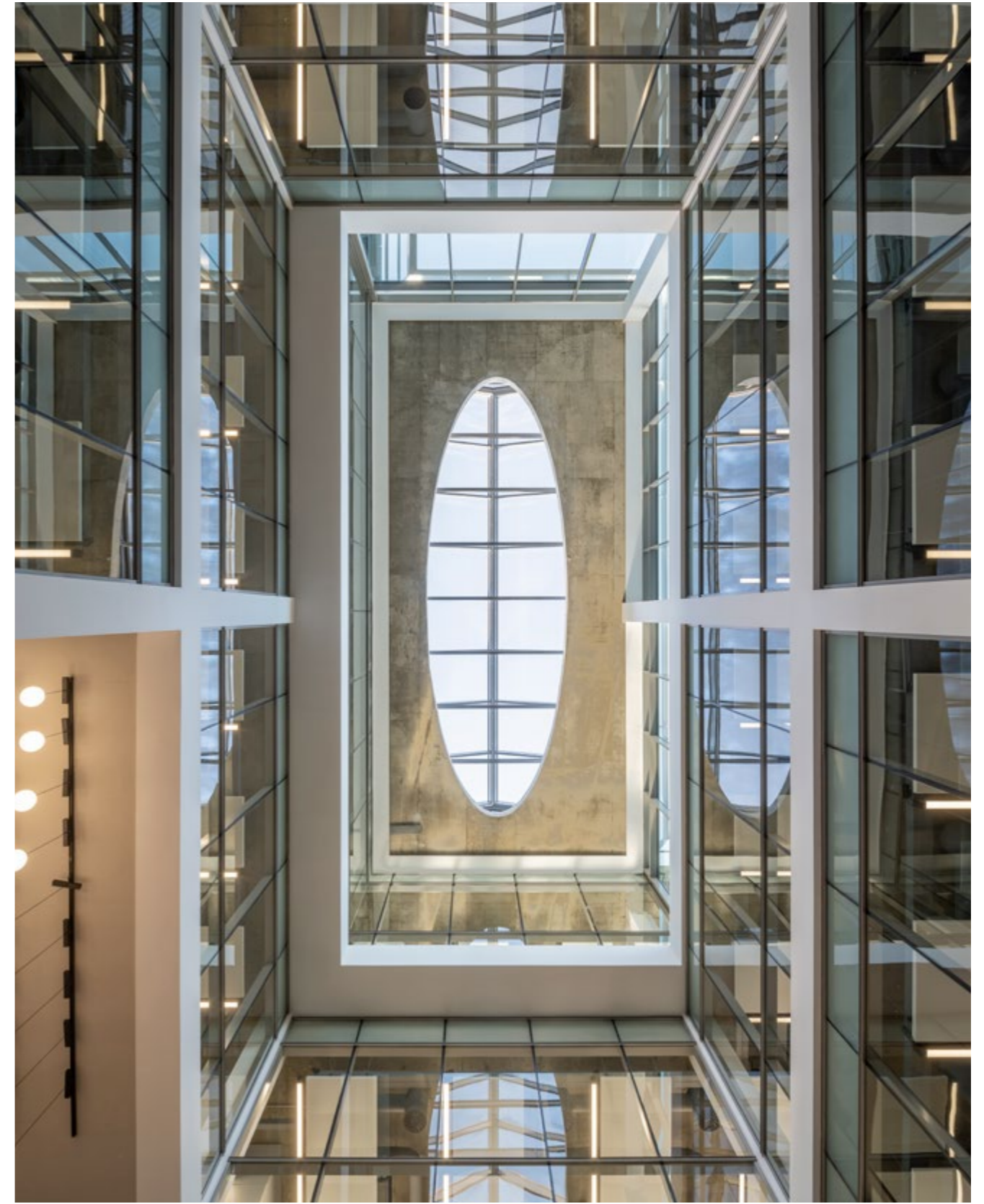
Exposed services, raw concrete and subtle architectural twists create echoes of a modernised warehouse aesthetic while respecting and working in harmony with its surroundings.

100% electric from renewable sources and refurbished to the highest levels helps to shape a business intent for the future and enables its inhabitants to excel in comfort and style.



Double-height reception leading to the business lounge and breakout spaces in the light filled atrium.





# UNIT ONE

# SPACES



# THE INSPIRED TREE



Thoughtful

6,000 sq m of raised access flooring reused on site – a carbon saving of 150.3 tonnes.



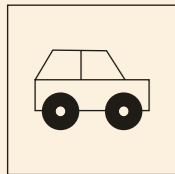
Aesthetic

Exposed services and energy-saving LED lighting over raw concrete creates an urban aesthetic.

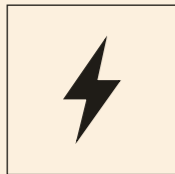
# Spec.

# 100%

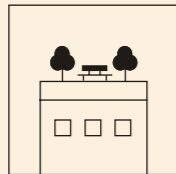
Electric from **Pure Green Supply Certification** renewable sources including wind, solar and hydro.



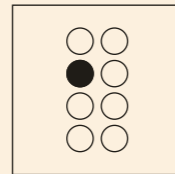
**1:228**  
Parking ratio



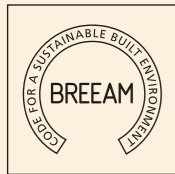
**20**  
EV charging points



**3rd floor**  
Roof terrace

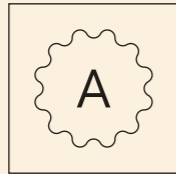


**1:8 sq m**  
Occupancy



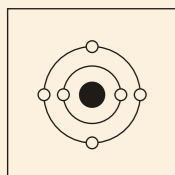
### BREEAM Excellent

The materials used in the refurbishment have 100% been responsibly sourced. The water used in the building has been considered and, where possible, low flow appliances have been installed to help limit excessive water use.



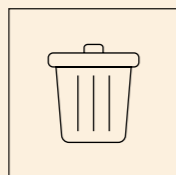
### EPC A

250 Brook Drive is proud to be awarded an EPC A rating. The building uses less energy and subsequently less carbon is emitted.



### Carbon saving

There was a good level of reuse in the fit-out where over 6000m<sup>2</sup> of raised access flooring was reused on site – resulting in a carbon saving of 150.3 tonnes of carbon overall.



### Waste management

During the refurbishment phase of the project, 95% of all materials that have left site as waste have been diverted from landfill or recycled.



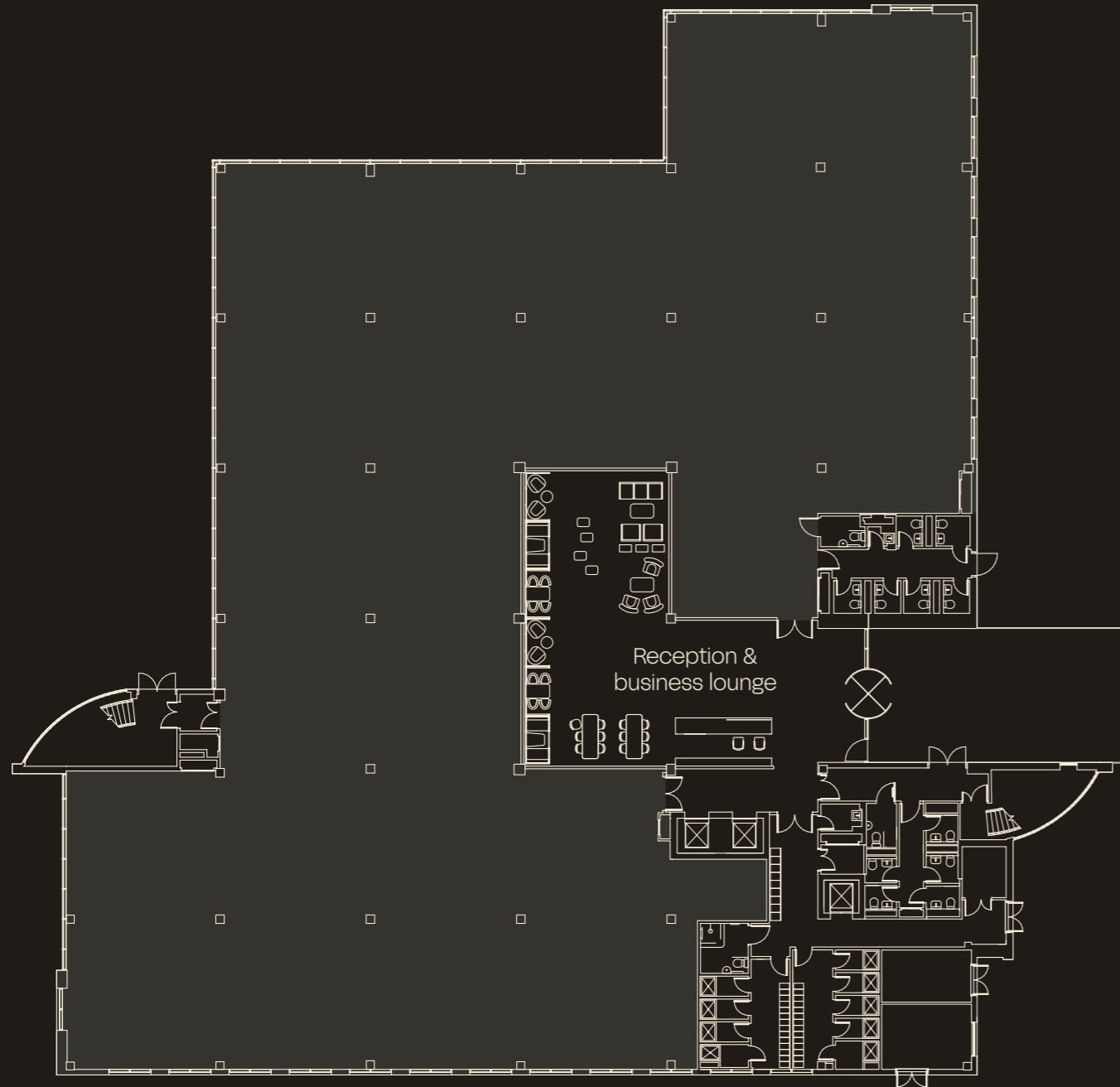
## Schedule (IPMS3)

Third floor	14,151 sq ft	1,315 sq m
Second floor	18,181 sq ft	1,689 sq m
First floor	17,172 sq ft	1,595 sq m
Ground floor	15,902 sq ft	1,477 sq m
Reception/ Atrium	1,874 sq ft	174 sq m
<b>Total*</b>	<b>67,280 sq ft</b>	<b>6,251 sq m</b>

\* Excluding 4,000 sq ft terrace in the third floor

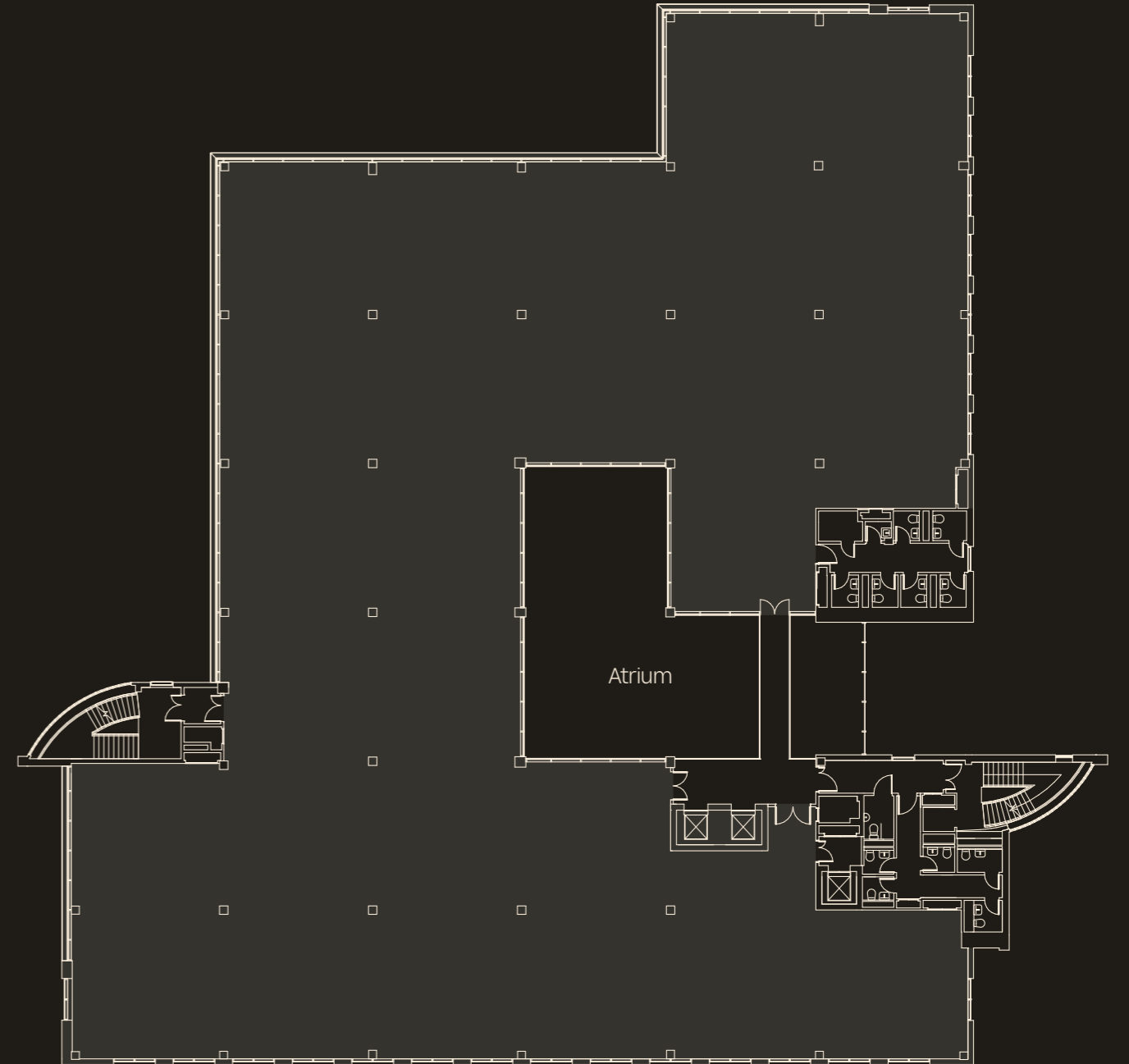
**Ground floor** 15,902 sq ft 1,477 sq m  
**Reception** 1,874 sq ft 174 sq m

Plan not to scale.  
 For indicative purposes only.



**First floor** 17,172 sq ft 1,595 sq m

Plan not to scale.  
 For indicative purposes only.



# Flexible

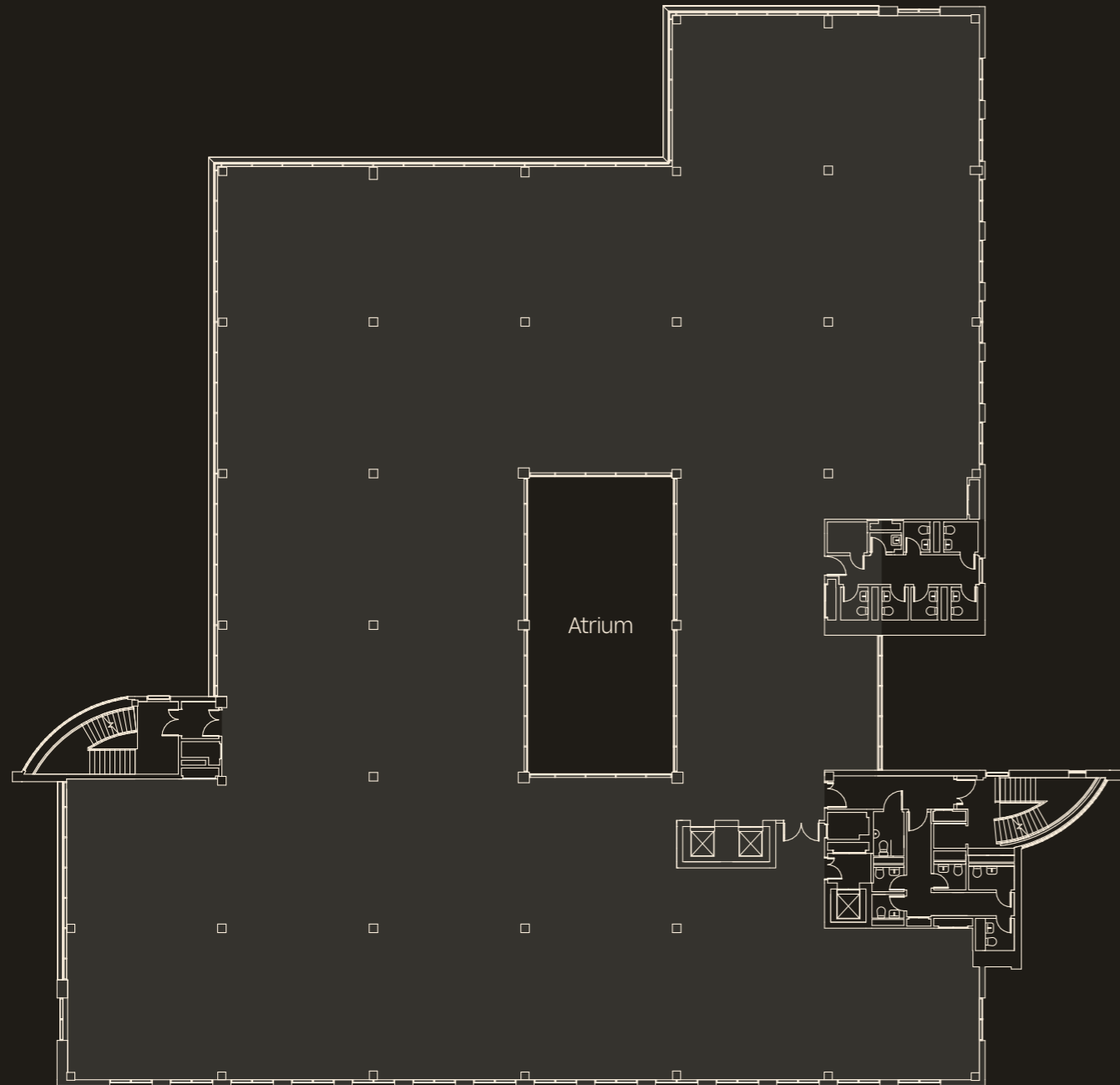
Floors designed around an 1:8 sq m occupancy to allow for multiple layout options.



# Second floor

18,181 sq ft 1,689 sq m

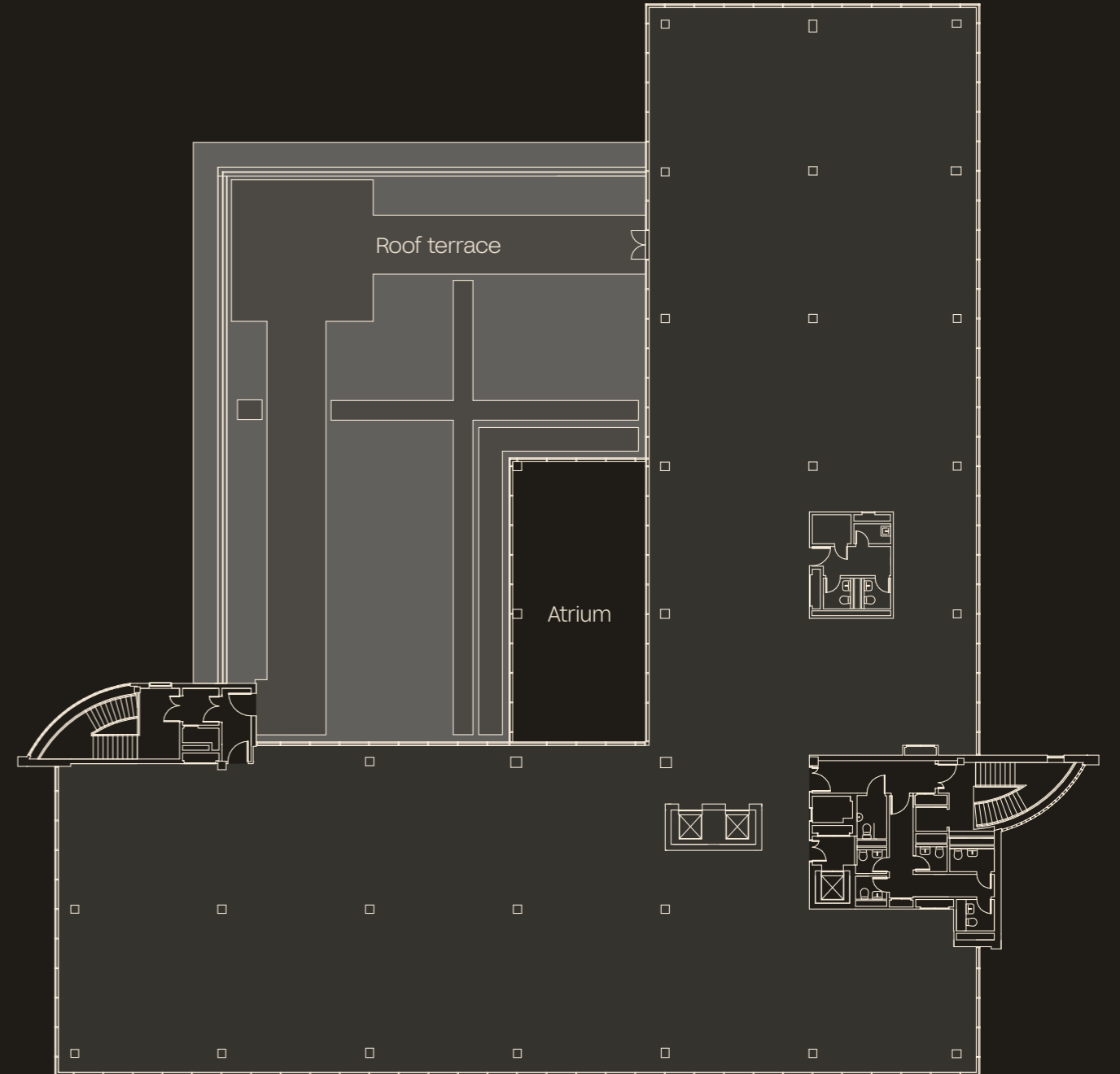
Plan not to scale.  
For indicative purposes only.



# Third floor

14,151 sq ft 1,315 sq m

Plan not to scale.  
For indicative purposes only.





Floor to ceiling glazing create an abundance of natural light.

4,000 sq ft / 370 sq m  
third floor terrace.





You are  
one ride  
away from  
a good  
mood.



50  
Cycle spaces



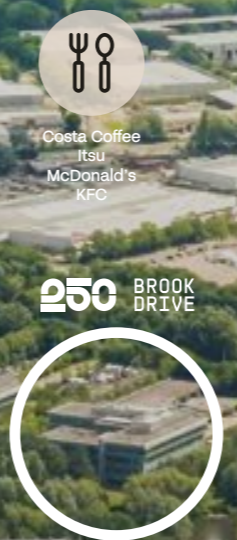
10  
Showers



60  
Lockers

The Cycle Hub at 250 Brook Drive enables and encourages cycling as a healthy mode of transport for its occupants.





Costa Coffee  
Iitsu  
McDonald's  
KFC

250 BROOK DRIVE



Café Perk



Byte Café



Wolf Italian & Lime Square



222 Coffee

Green

Park



Tesco Metro



Green Park Station



#1

# What you need.



#5



#6

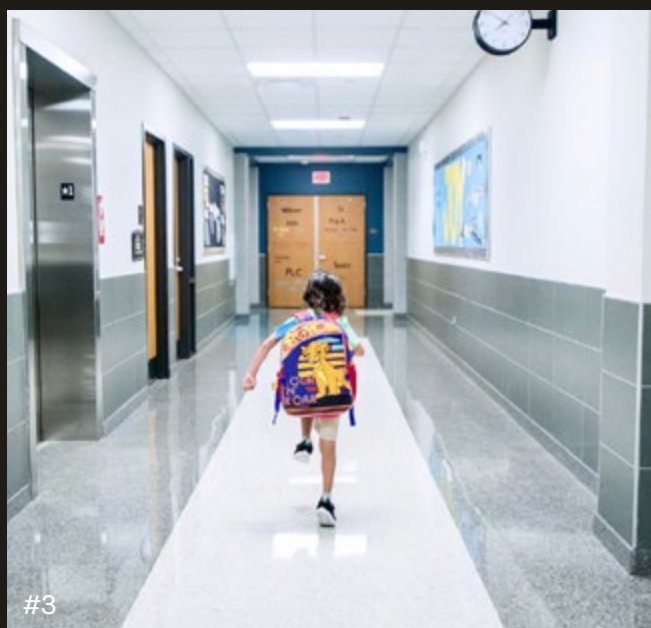


#2

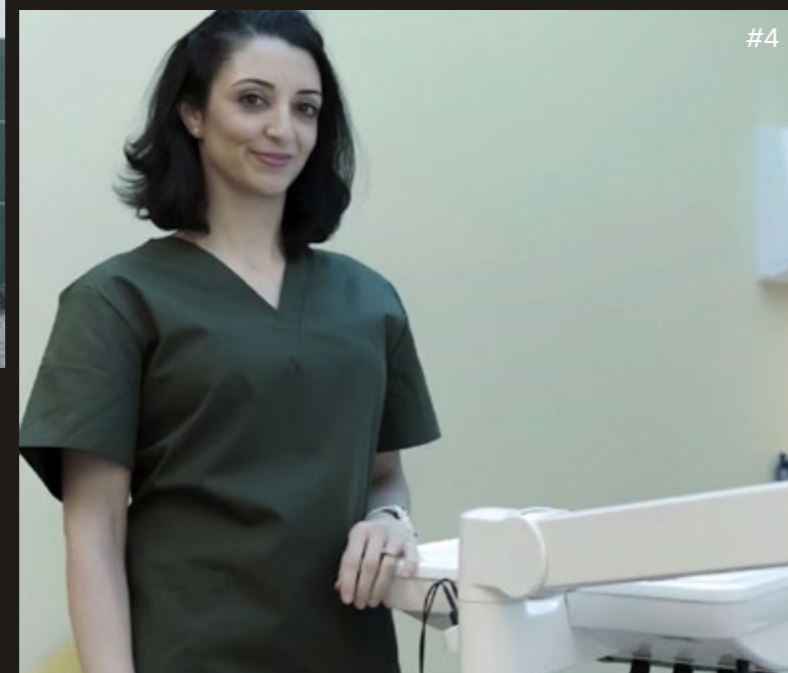


#7

There's a real sense of community at Green Park – from informal meetings happening at the cafés and restaurants – to friends catching up for a coffee or a work out. Delegates can also be seen making connections at the conference centre. Kids can also have fun at the play areas and crèche.



#3



#4



#8

- #1 Nuffield Health
- #2 Optimal Align Chiropractic
- #3 Green Park Village Primary Academy
- #4 Olive Tree Dental
- #5 The Mad House soft play
- #6 Green Park Day Nursery
- #7 Wednesday Strength & Friday Sweat
- #8 Green Park Conference Centre



#1



#5

# What you want.

The Green Park team have designed a full programme of sporting and social activities with a focus on building a collective community which every employee feels part of.

In a typical year we have over 500 on-park events.



#2



#3



#4



#6



#7

- #1 Winter Festival
- #2 Summer Sports
- #3 Open Water Swim
- #4 Open Air Cinema
- #5 Reading Half Marathon
- #6 Halloween
- #7 Summer Carnival

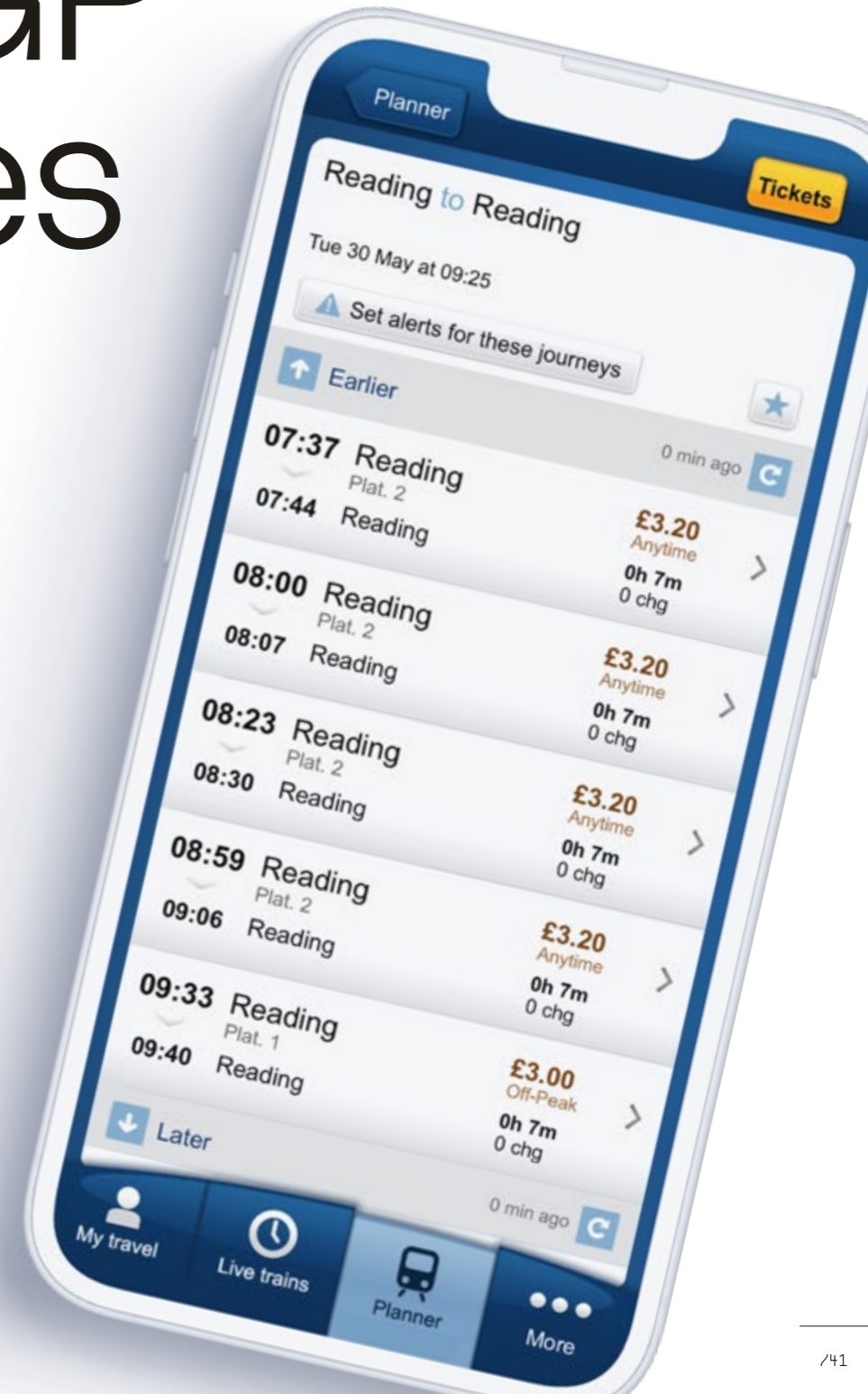


# It's time to get on board. RDG-RGP 7 minutes

Reading Green Park train station opened in May 2023. The station connects the park directly to Reading Station (national rail network and the Elizabeth Line) with up to four trains an hour and a journey time of approximately seven minutes.

### Travel times from Reading Green Park Station:

- Reading ➡ 7 minutes
- Reading West ➡ 4 minutes
- Reading Green Park ➡
- Mortimer ➡ 6 minutes
- Bramley ➡ 12 minutes
- Basingstoke ➡ 20 minutes





**Charles Dady**  
+44 (0)20 7152 5273 / +44 (0)7793 808 273  
charles.dady@eur.cushwake.com

**Henry Harrison**  
+44 (0)20 7152 5403 / +44 (0)7785 222 430  
henry.harrison@eur.cushwake.com

**James Goodwin**  
+44 (0)20 7152 5016 / +44 (0)7717 652 803  
james.goodwin@cushwake.com



**Duncan Campbell**  
+44 (0)118 959 7555 / +44 (0)7827 341 503  
duncan@campbellgordon.co.uk

**Jake Booth**  
+44 (0)118 959 7555 / +44 (0)7714 388 044  
jake@campbellgordon.co.uk

**Rob Marson**  
+44 (0)118 959 7555 / +44 (0)7778 467 781  
rob@campbellgordon.co.uk

These particulars are not an offer or contract, nor part of one.  
Any information given is entirely without responsibility. June 2023.

2305002 Designed by **JAMES&JAMES** | jamesjames.design

