

SPACE TO GROW

Spring 2023

GreenPark 
a mapletree 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?

100 LONGWATER AVENUE

496-21,445 sq ft / 46-1,992 sq m

Floor	sq ft	sq m
Suite 1 & 2	2,560	238
Suite 3	1,254	117
Suite 9	809	75
Suite 12	995	92
Suite 15 & 16	2,386	222
Suite 17	609	56
Suite 18	496	46
Suite 19	896	83
Suite 21	911	84
Suite 22 & 23	1,915	178
Suite 24	1,904	177
2 North	6,710	623



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



250 LONGWATER AVENUE

5,480 sq ft / 509 sq m

Floor	sq ft	sq m
Part Ground East	5,480	509
Total	5,480	509

400 LONGWATER AVENUE

22,319-119,424 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
Total	119,424	11,095



100 BROOK DRIVE

2,166-21,118 sq ft / 201-1,962 sq m

Floor	sq ft	sq m
G South Suite 1	3,840	357
Part G West Suite 1	4,341	403
Part G West Suite 2	2,166	201
Part 2 North	10,771	1,001
Total	21,118	1,962



250 BROOK DRIVE

14,151-65,406 sq ft / 1,315-6,076 sq m

Floor	sq ft	sq m
Third	14,151	1,315
*c.4,000 sq ft terrace		
Second	18,181	1,689
First	17,172	1,595
Ground	15,902	1,477
Reception/Atrium	1,874	174
Total	67,280	6,250

250 SOUTH OAK WAY

2,103-17,379 sq ft / 195-1,615 sq m

Floor	sq ft	sq m
Suite 1: G	4,811	447
Suite 7: G	7,655	711
Suite 9-11:1	2,810	261
Suite 13 & 14:1	2,103	195
Total	17,379	1,615



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
Total	19,643	1,825



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



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

300 BROOK DRIVE

62,080 sq ft / 5,767 sq m



Self-contained HQ building fronting Longwater Lake.

700 / 800 / 900 SOUTH OAK WAY

319,000 sq ft / 29,635 sq m



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

300 SOUTH OAK WAY

140,180 sq ft / 13,023 sq m



Prominent self-contained HQ building benefiting from 35,000 sq ft floorplates and significant visibility from M4.

500-600 LONGWATER AVENUE

240,000 sq ft / 22,296 sq m



A unique opportunity to create a campus within the Park.




Green Park Station
Reading Station
6 mins

Tesco
Triple Two Coffee

Green Park Village
1,175 new homes by Berkeley Homes

500-600 Longwater Avenue

250 Longwater Avenue

200 Longwater Avenue

100 Longwater Avenue

100 Brook Drive

MAIN ENTRANCE

Café Perk

Reading Gate Retail Park
KFC
Iitsu
McDonald's
Costa Coffee

A33

To Reading
10 mins

FUTURE EXPANSION AREA

400 Longwater Avenue

700-900 South Oak Way

CGI

LET

300 Brook Drive

250 Brook Drive

Voco Hotel

Select Car Leasing Stadium

SOUTH ENTRANCE

Costco

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

Multi sports court

400 South Oak Way

300 South Oak Way

600 South Oak Way

M4

< To Bristol

To London >

Available

Future opportunities

Amenities

Walking trails

1 2 3

Trim trails

Boats

Electric car charging points

Bus stops

Availability	
400 South Oak Way	19,643 sq ft
300 South Oak Way	140,180 sq ft
250 South Oak Way	17,379 sq ft
400 Longwater Avenue	119,424 sq ft
250 Longwater Avenue	5,480 sq ft
200 Longwater Avenue	27,830 sq ft
100 Longwater Avenue	21,445 sq ft
300 Brook Drive	62,080 sq ft
250 Brook Drive	64,207 sq ft
100 Brook Drive	21,118 sq ft

You'll be in good company, surrounded by over 60 forward thinking businesses that employ over 7,500 productive employees.

GREENPARK.CO.UK



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Green-Park-Reading

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	67,280	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



[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. April 2023.

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Occupiers

3Shape	Mastek
Bayer	NVIDIA
Berkeley	PepsiCo
Berkshire Community Foundation	Pierre Fabre
Britannia Pharmaceuticals	PRA Health Sciences
Centralis Group	Premier Research
Communications CGI	Pressalit Care
Cisco	Proofpoint
Cloud Distribution	Quadiant
CrowdStrike	Qualys
Datto	Regus
Dialog Semiconductor	SECBE
DSSEC	Stonewater
Extreme Networks	Tanium
HSO	Thales
Huawei	Thames Water
ISG	Three Mobile
Island	TP Link
Itergy	Virgin Media
Kivue	Vocera
Landmark	Voss Solutions
LivePerson	Xiaomi
	Zensar Technologies



Charles Dady

+44 (0)20 7152 5273
+44 (0)7793 808 273

Henry Harrison

+44 (0)20 7152 5403
+44 (0)7785 222 430

James Goodwin

+44 (0)20 7152 5016
+44 (0)7717 652 803



Duncan Campbell

+44 (0)118 959 7555
+44 (0)7827 341 503

Jake Booth

+44 (0)118 959 7555
+44 (0)7714 388 044

Rob Marson

+44 (0)118 959 7555
+44 (0)7778 467 781