



# Space to Grow





# Current Opportunities

# 195

Acres of secure landscaped grounds.

# 9K

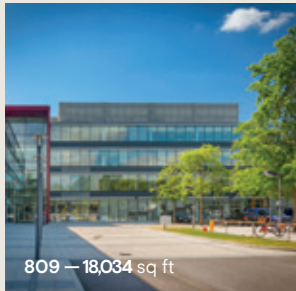
Home to over 9,000 productive employees.

# 60+

Diverse businesses call Green Park home.

SPACE TO GROW

**100**  
Longwater Avenue

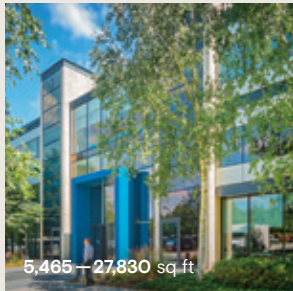


809 — 18,034 sq ft

Floor	sq ft	sq m
3 <sup>rd</sup> , Suite 20*	992	95
3 <sup>rd</sup> , Suite 18**	1,392	129
2 <sup>nd</sup> , Suite 9*	809	75
2 <sup>nd</sup> , South	6,698	622
2 <sup>nd</sup> , North	6,710	624
2 <sup>nd</sup> , Suite 14*	1,433	133
<b>Total</b>	<b>18,034</b>	<b>1,678</b>

\*denotes fitted accommodation.  
\*\*available from April 2026.

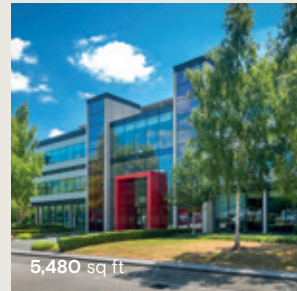
**200**  
Longwater Avenue



5,465 — 27,830 sq ft

Floor	sq ft	sq m
1 <sup>st</sup>	15,308	1,422
Part Ground	5,465	508
Part Ground	7,057	656
<b>Total</b>	<b>27,830</b>	<b>2,586</b>

**250**  
Longwater Avenue

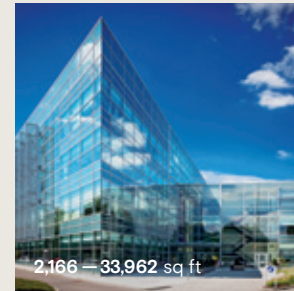


5,480 sq ft

Floor	sq ft	sq m
Part Ground East Wing*	5,480	508
<b>Total</b>	<b>5,480</b>	<b>508</b>

\*denotes fitted accommodation.

**100**  
Brook Drive

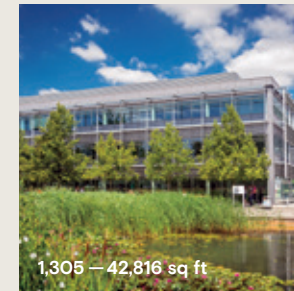


2,166 — 33,962 sq ft

Floor	sq ft	sq m
Part 3 <sup>rd</sup>	8,537	739
Part 2 <sup>nd</sup> *	10,771	1,001
Part Ground*	2,166	201
Part Ground	4,341	403
Part Ground	4,478	416
Part Ground	3,669	341
<b>Total</b>	<b>33,962</b>	<b>3,101</b>

\*denotes fitted accommodation.

**250**  
South Oak Way

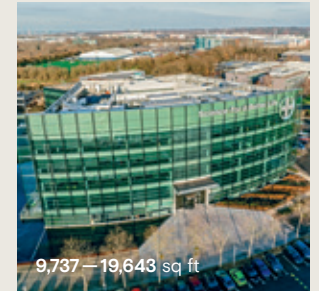


1,305 — 42,816 sq ft

Floor	sq ft	sq m
Part 2 <sup>nd</sup>	2,893	269
Part 2 <sup>nd</sup>	4,594	427
Part 2 <sup>nd</sup> *	11,939	1,109
Part 1 <sup>st</sup>	7,606	707
Part 1 <sup>st</sup>	2,013	187
Part 1 <sup>st</sup>	1,305	121
Part Ground	7,655	711
Part Ground	4,811	447
<b>Total</b>	<b>42,816</b>	<b>3,978</b>

\*denotes fitted accommodation.

**400**  
South Oak Way



9,737 — 19,643 sq ft

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

CURRENT OPPORTUNITIES



### Canopy, 300 Brook Drive

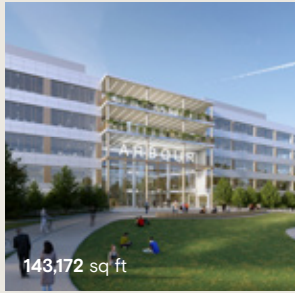


62,080 sq ft

Floor	sq ft	sq m
2 <sup>nd</sup>	20,065	1,864
1 <sup>st</sup>	20,062	1,864
Ground	21,953	2,040
<b>Total</b>	<b>62,080</b>	<b>5,768</b>

### Future Opportunities

### Arbour, 300 South Oak Way



143,172 sq ft

Floor	sq ft	sq m
4 <sup>th</sup>	35,263	3,276
3 <sup>rd</sup>	35,263	3,276
2 <sup>nd</sup>	33,928	3,152
1 <sup>st</sup>	33,928	3,152
Reception	4,790	445
<b>Total</b>	<b>143,172</b>	<b>13,301</b>

# Bespoke Pre-let Opportunities

Off-plan pre-let.

### 600 South Oak Way

188,200 sq ft

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

### 700, 800 & 900 South Oak Way

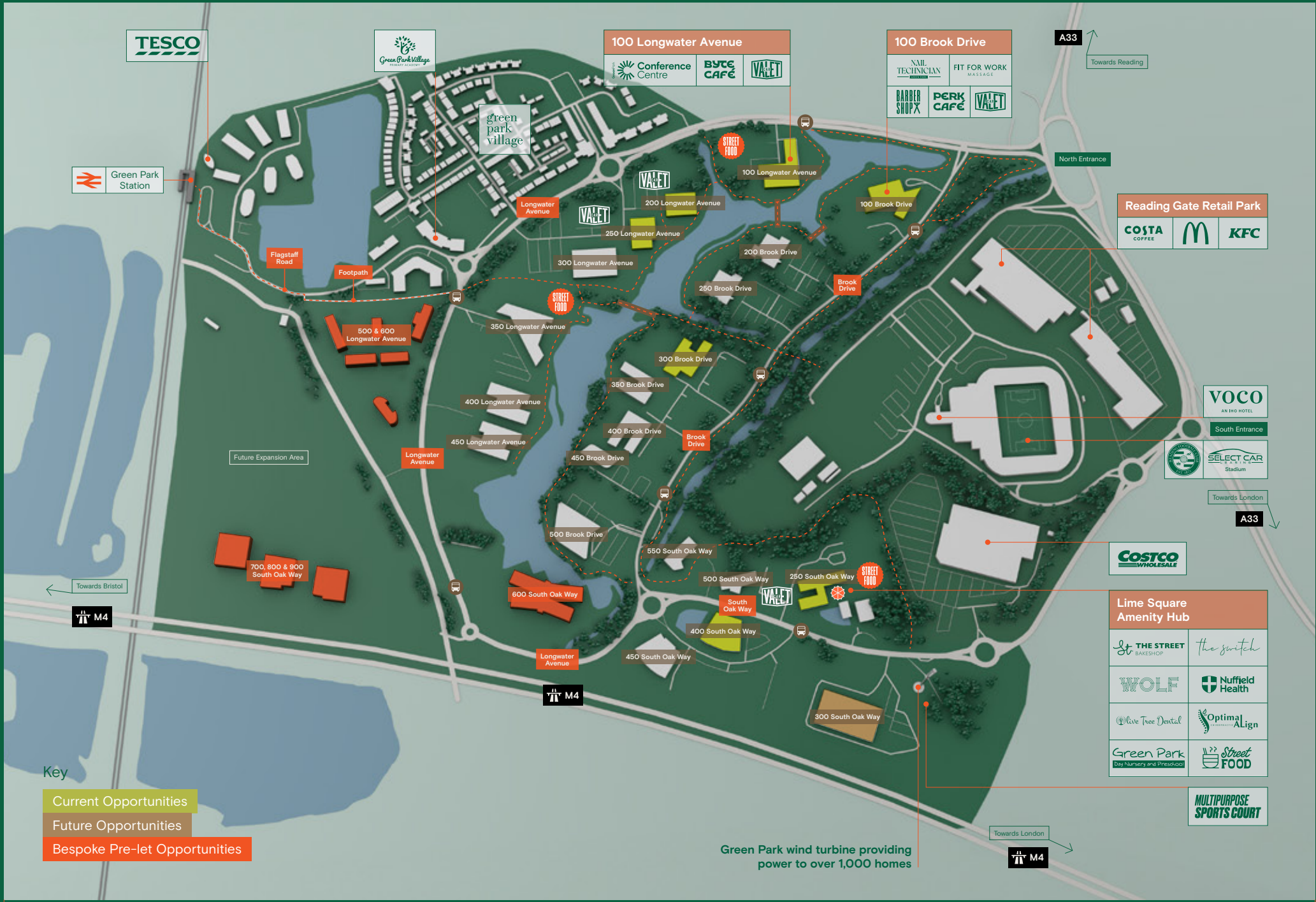
319,000 sq ft

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

### 500 & 600 Longwater Avenue

240,000 sq ft

A opportunity to create a campus within the Park a short walk from Green Park Station.



TESCO

Green Park Village

100 Longwater Avenue

Conference Centre

BYCE CAFE

VALET

100 Brook Drive

NAIL TECHNICIAN

FIT FOR WORK MASSAGE

BARBER SHOP X

PERK CAFE

VALET

Reading Gate Retail Park

COSTA COFFEE

McDonald's

KFC

VOCO AN IHG HOTEL

SELECT CAR STADIUM

Stadium

COSTCO WHOLESALE

Lime Square Amenity Hub

St. THE STREET BAKESHOP

the switch

WOLF

Nuffield Health

Olive Tree Dental

Optima Align

Green Park Day Nursery and Pre-school

Street FOOD

MULTIPURPOSE SPORTS COURT

Green Park wind turbine providing power to over 1,000 homes

- Key
- Current Opportunities
  - Future Opportunities
  - Bespoke Pre-let Opportunities



Building	Total sq ft
100 Longwater Avenue	82,243
200 Longwater Avenue	43,552
250 Longwater Avenue	46,668
300 Longwater Avenue	101,936
350 Longwater Avenue	111,064
400 Longwater Avenue	119,424
450 Longwater Avenue	119,292
100 Brook Drive	85,782
200 Brook Drive	53,900
250 Brook Drive	67,280
300 Brook Drive	62,080
350 Brook Drive	44,855
400 Brook Drive	50,130
450 Brook Drive	31,166
500 Brook Drive	121,547
250 South Oak Way	50,624
300 South Oak Way	143,172
400 South Oak Way	106,020
450 South Oak Way	110,669
500 South Oak Way	44,029
550 South Oak Way	44,186


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January 2026. Reference 2512003.