



# Arbour

300 SOUTH OAK WAY

143,000 SQ FT / 13,300 SQ M  
SUSTAINABLE GRADE-A WORKSPACE



GreenPark



**ARBOUR. 300 SOUTH OAK WAY**

143,000 sq ft / 13,300 sq m

Architects Sheppard Robson have been busy reimagining the potential of Arbour which is currently an amazing blank canvas.

Our designs for retrofitting the building to the highest quality specification and finish are currently at a concept stage, so can be adapted to suit the specific requirements of any occupier.



ARBOUR, 300 SOUTH OAK WAY

## Space & light.

The full height atrium creates an impressive entrance, demonstrating our ambition for Arbour to be best-in-class in every possible aspect.

The ground floor café and auditorium will draw users up into the central atrium of the building.



Balconies and stairs create informal social spaces. Natural materials alongside biophilic elements create a calming environment for the business lounge and breakout spaces.

ARBOUR, 300 SOUTH OAK WAY

# Natural lines & natural materials.



BUSINESS LOUNGE



ARBOUR, 300 SOUTH OAK WAY

 <p>Prominent location next to the Green Park turbine (capable of powering over 1,000 homes)</p>	 <p>Next to the Multipurpose Sports Court and opposite Lime Square amenity hub</p>	 <p>Large auditorium / town hall space</p>
 <p>c.143,000 sq ft floor area</p>	 <p>Typical floors of c.35,500 sq ft</p>	 <p>Potential 4 way tenancy split per floor</p>
 <p>129 secure cycle parking</p>	 <p>Shower and changing facilities</p>	 <p>563 car parking spaces at a ratio of 1:246 sq ft (exc. reception) with 10-20% EV charging</p>
 <p>Improved full height atrium and reception</p>	 <p>Multiple winter gardens and terraces</p>	 <p>Onsite café</p>
 <p>Increase sustainability through enhanced building envelope and services</p>	 <p>All electric building targeting EPC 'A'</p>	 <p>BREEAM Outstanding (Targeting)</p>

SPECIFICATION



# ACCOMMODATION

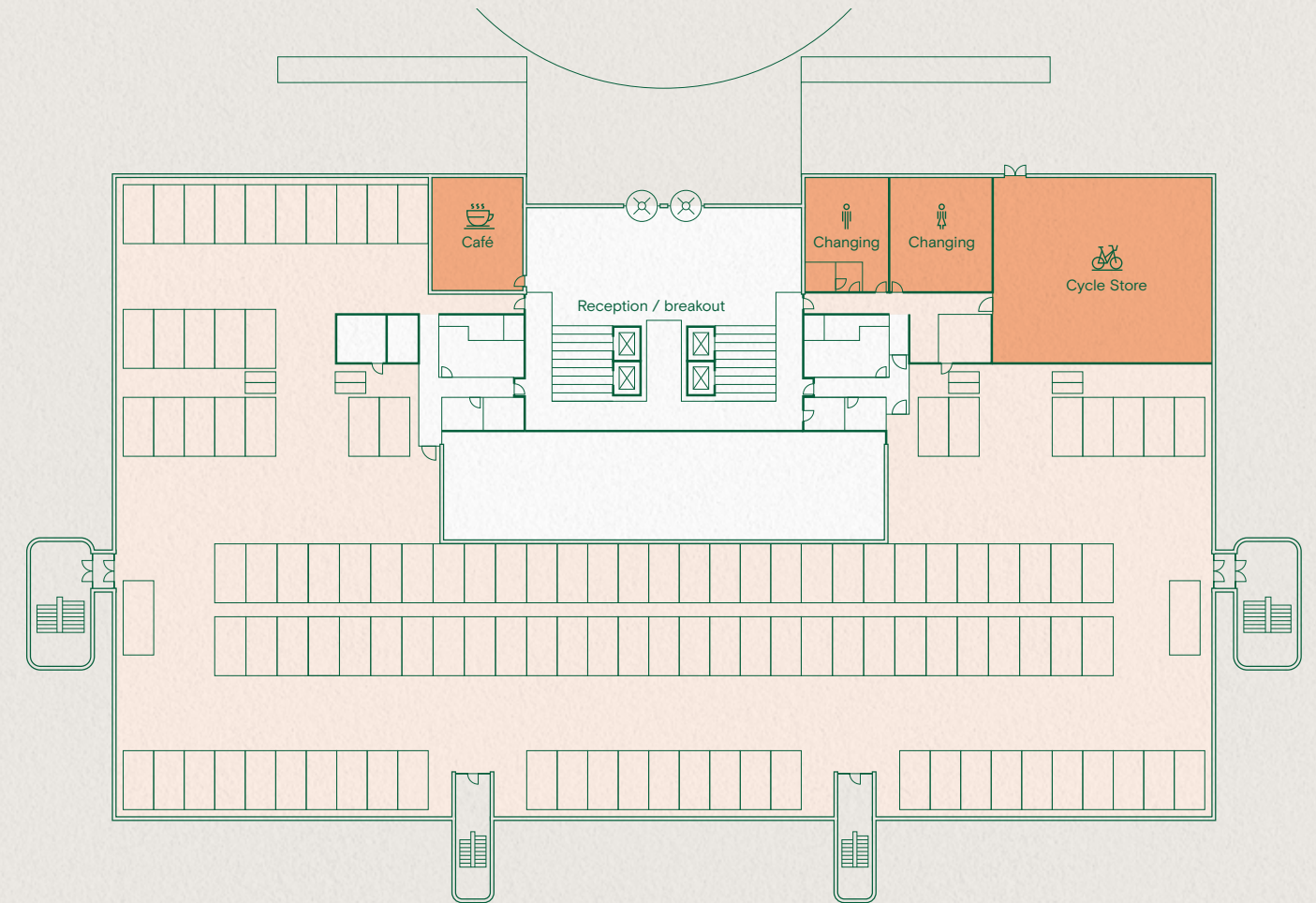
INDICATIVE AREAS

Floor	Workspace		Winter Gardens/Terrace	
	sq ft	sq m	sq ft	sq m
4th floor	35,263	3,276	1,969	183
3rd floor	35,263	3,276	1,969	183
2nd floor	33,928	3,152	635	59
1st floor	33,928	3,152	635	59
Reception	4,790	445		
<b>Total</b>	<b>143,172</b>	<b>13,301</b>	<b>5,208</b>	<b>484</b>

563 parking spaces

# GROUND FLOOR

RECEPTION 4,790 SQ FT / 445 SQ M  
PARKING SPACES 563 / SECURE CYCLE SPACES 129

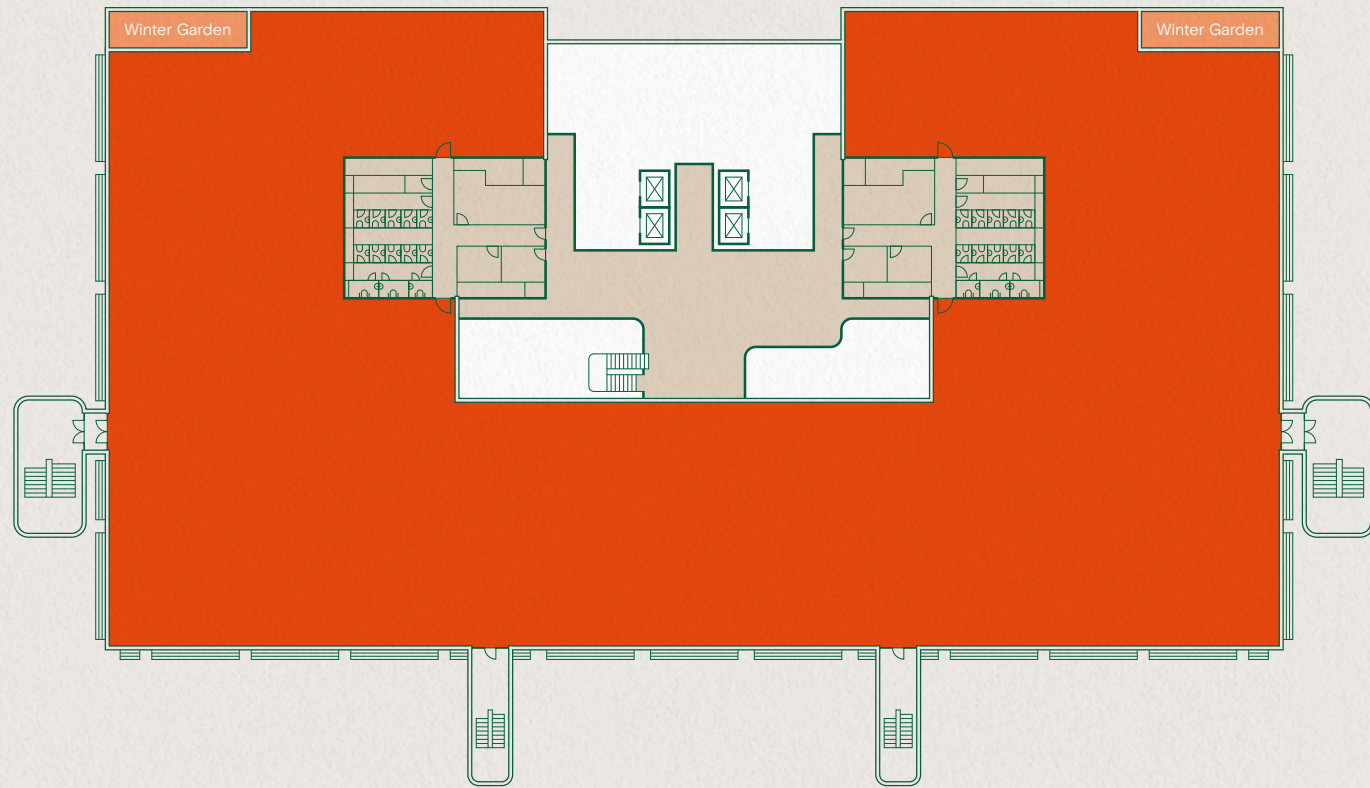


Plan not to scale. For indicative purposes only.



# FIRST FLOOR

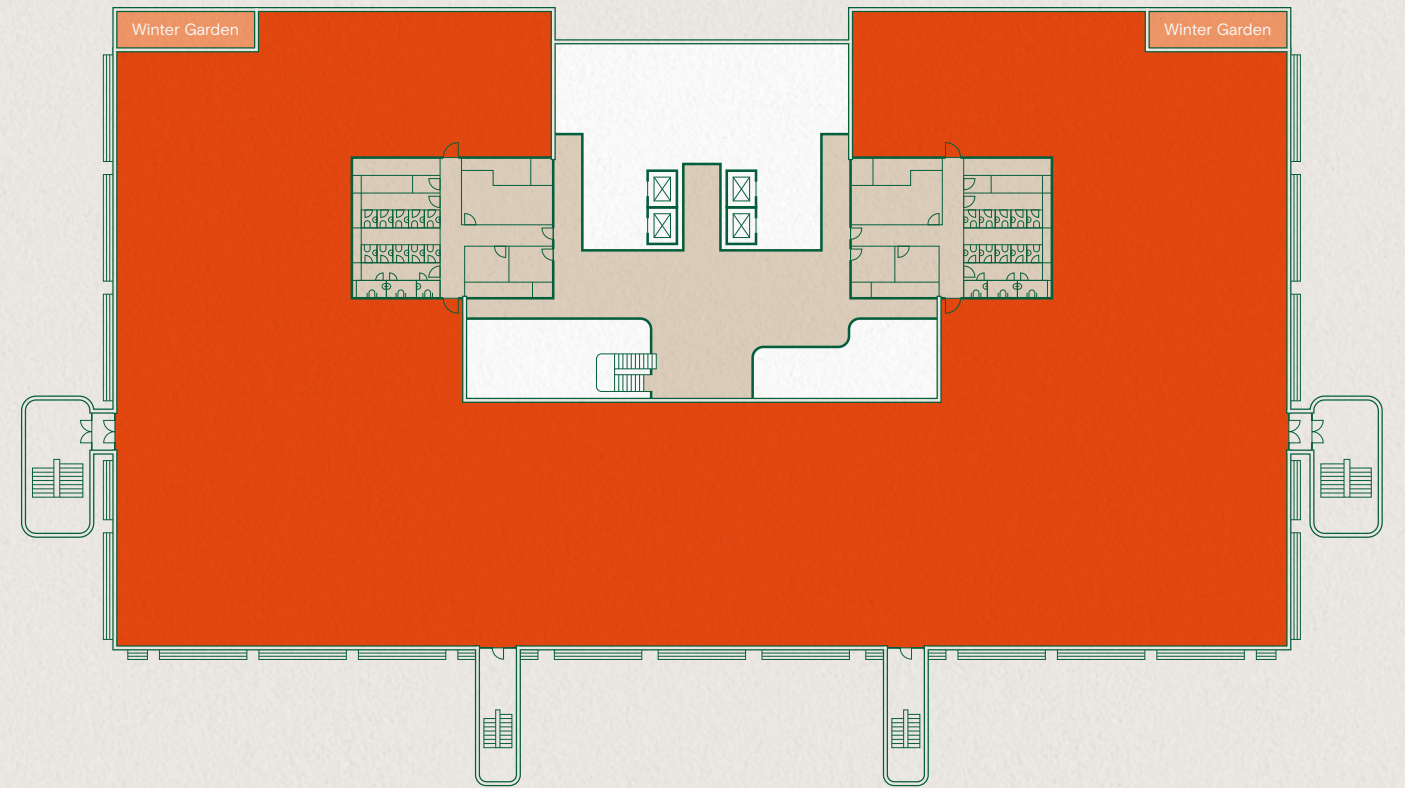
WORK SPACE 33,928 SQ FT / 3,152 SQ M  
WINTER GARDENS 635 SQ FT / 59 SQ M



Plan not to scale. For indicative purposes only.

# SECOND FLOOR

WORK SPACE 33,928 SQ FT / 3,152 SQ M  
WINTER GARDENS 635 SQ FT / 59 SQ M



Plan not to scale. For indicative purposes only.

ARBOUR, 300 SOUTH OAK WAY

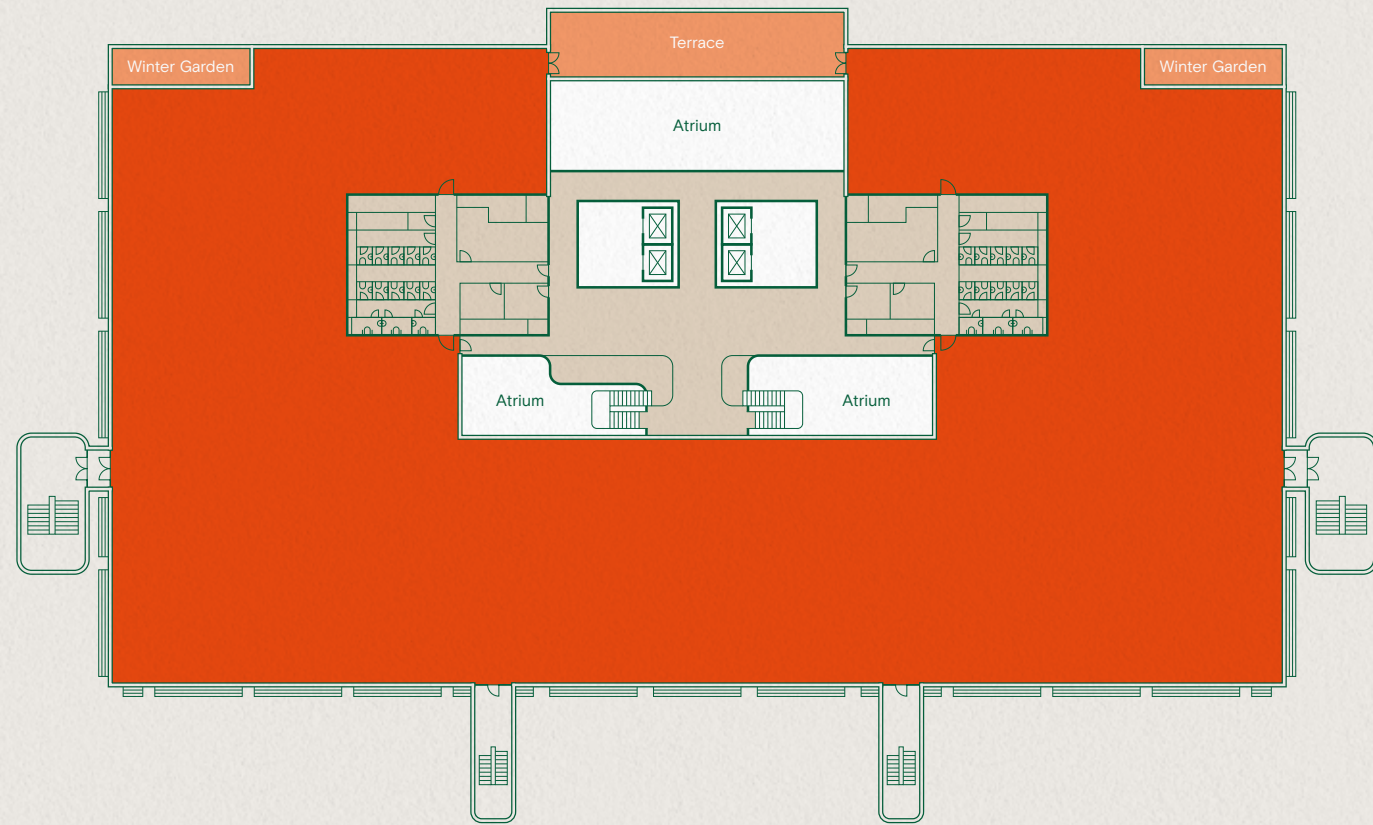
FLOOR PLANS





# THIRD FLOOR

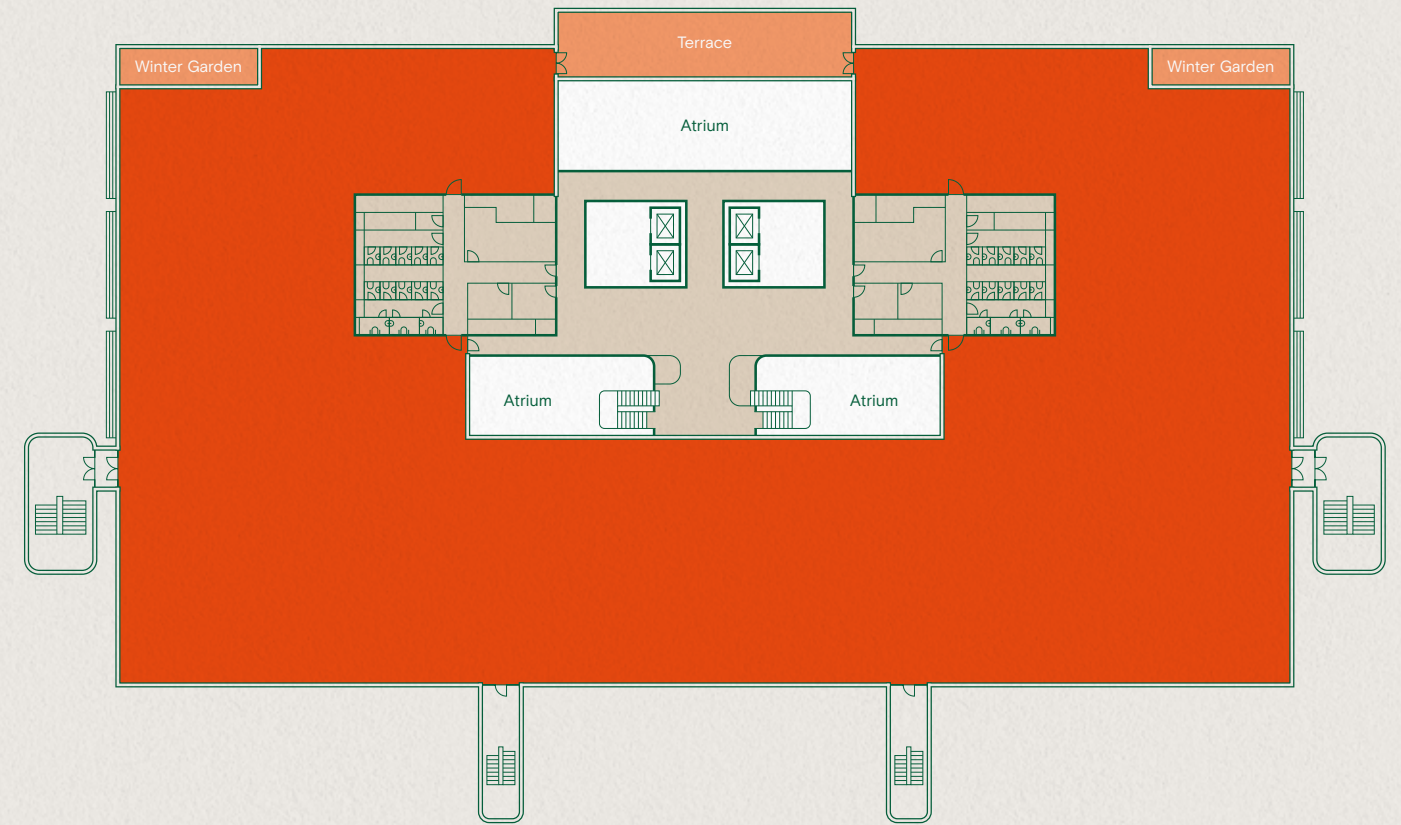
WORK SPACE 35,263 SQ FT / 3,276 SQ M  
WINTER GARDEN & TERRACE 1,969 SQ FT / 183 SQ M



Plan not to scale. For indicative purposes only.

# FOURTH FLOOR

WORK SPACE 35,263 SQ FT / 3,276 SQ M  
WINTER GARDEN & TERRACE 1,969 SQ FT / 183 SQ M



Plan not to scale. For indicative purposes only.

ARBOUR, 300 SOUTH OAK WAY

FLOOR PLANS



# Outward looking spaces.

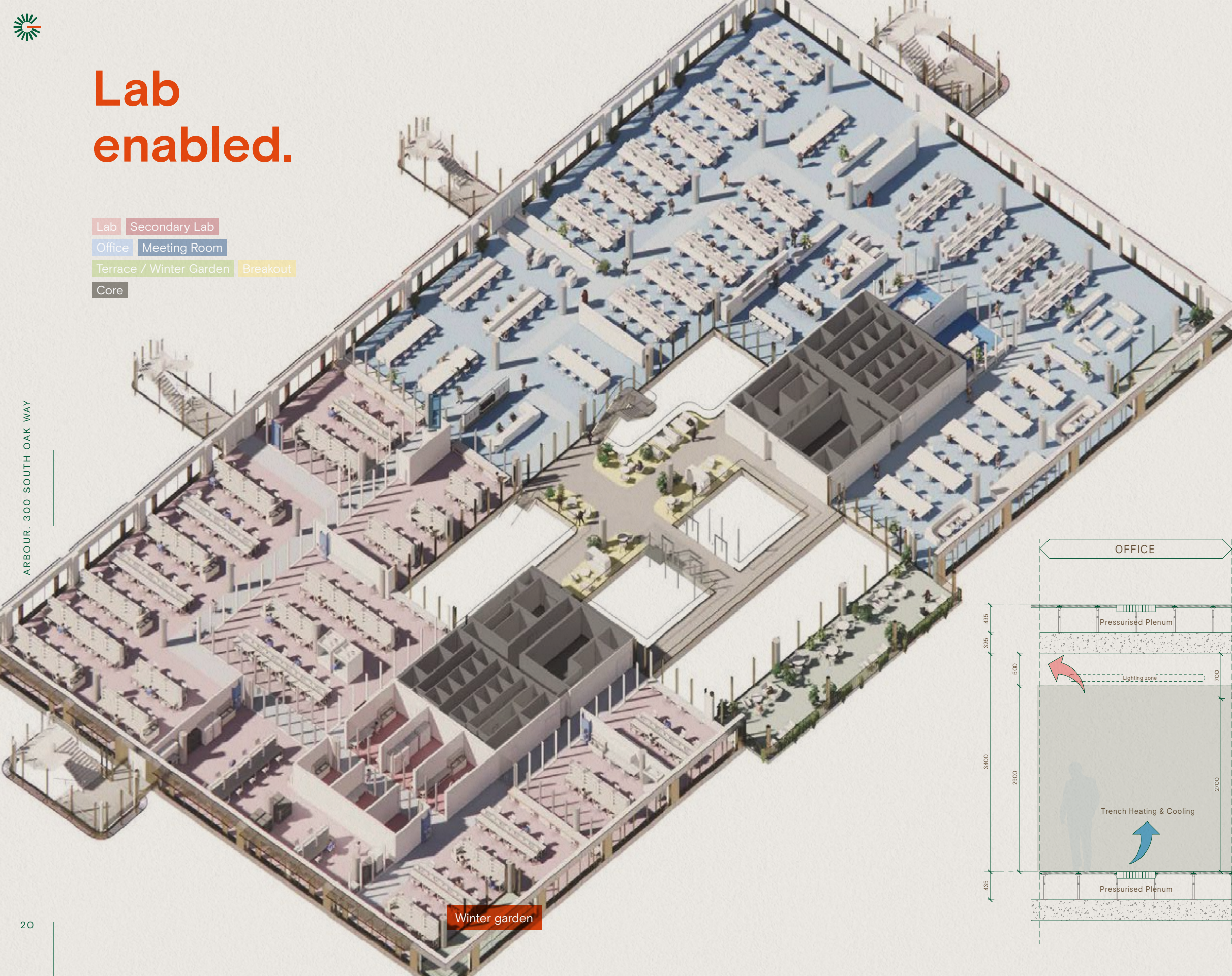
Multiple winter gardens and large terraces across all of the upper floors create spaces that change the pace and tone in the workspace allowing people to reset and focus.





# Lab enabled.

- Lab Secondary Lab
- Office Meeting Room
- Terrace / Winter Garden Breakout
- Core



ARBOUR, 300 SOUTH OAK WAY

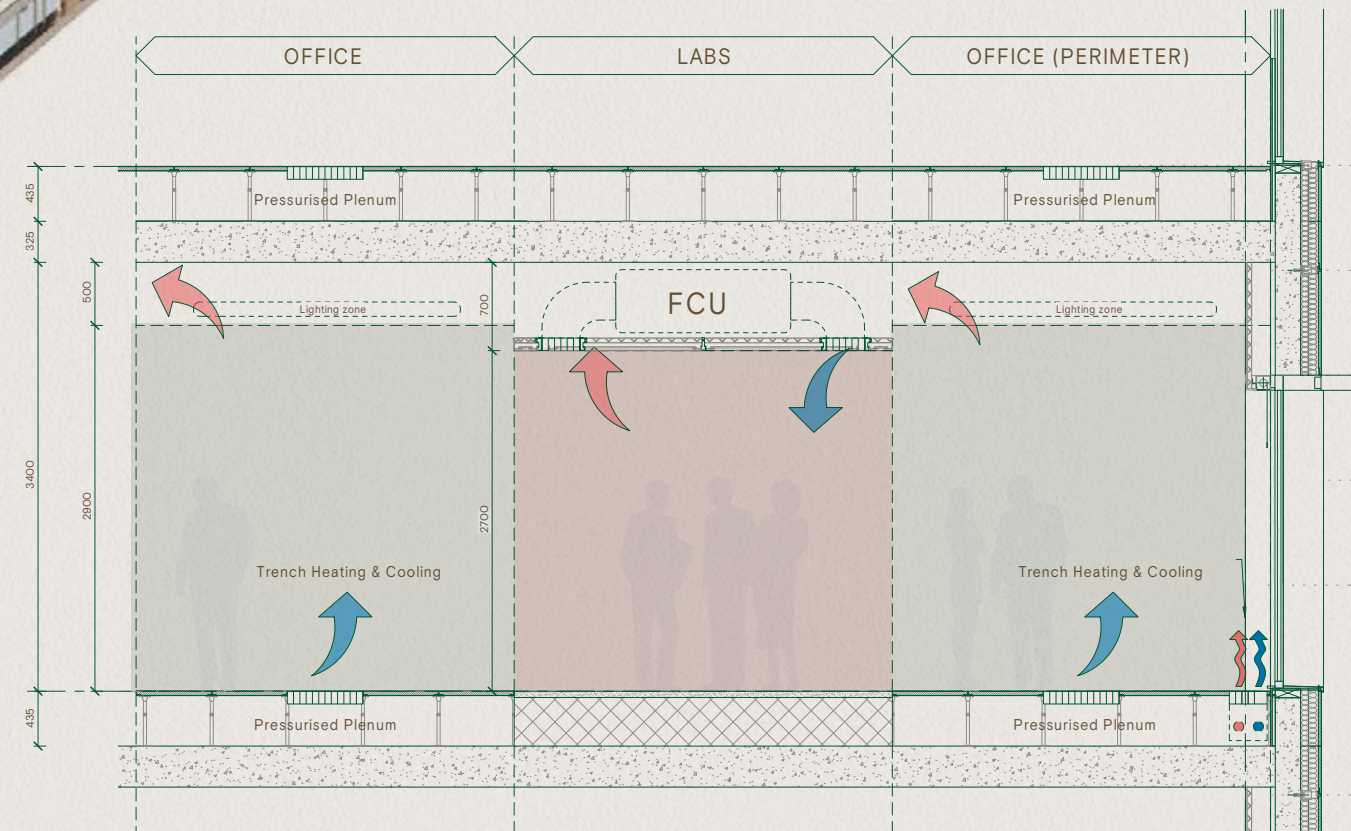
Winter garden

The robust base build has the flexibility to be adapted for lab use if required by occupiers.

Should a laboratory space within the floor plate be required, the raised access floor and service floor void can be replaced with localised solid floor areas. Made from void former and screed, or foamed concrete to provide the low vibration required for common lab uses. Where this type of base is not required, the floor can be sealed to make it impervious to spills and chemicals.

Additional air handling units can be located on the roof and this air can be ducted to the laboratory areas from the cores. Additional fan coil units or VAV units and a suspended ceiling will then be installed to provide fresh air, heating and cooling to the lab spaces.

Riser space allocation suggests that a maximum lab-office split of 50/50 will be possible.



LAB ENABLED



ARBOUR, 300 SOUTH OAK WAY

**TESCO**

**Green Park Village**  
PRIMARY ACADEMY

**100 Longwater Avenue**

Conference Centre | BYCE CAFE | VALET

**100 Brook Drive**

NAIL TECHNICIAN | FIT FOR WORK MASSAGE  
BARBER SHOP X | PERK CAFE | VALET

**A33**

Towards Reading

**Green Park Station**

North Entrance

**Reading Gate Retail Park**

COSTA COFFEE | MCDONALD'S | KFC

Flagstaff Road

Footpath

Longwater Avenue

200 Longwater Avenue

250 Longwater Avenue

300 Longwater Avenue

350 Longwater Avenue

400 Longwater Avenue

450 Longwater Avenue

Longwater Avenue

100 Longwater Avenue

200 Brook Drive

250 Brook Drive

300 Brook Drive

350 Brook Drive

400 Brook Drive

450 Brook Drive

500 Brook Drive

550 South Oak Way

500 South Oak Way

250 South Oak Way

South Oak Way

400 South Oak Way

Longwater Avenue

450 South Oak Way

300 South Oak Way

**VOCO**  
AN IHG HOTEL

South Entrance

**SELECT CAR LEASING**  
Stadium

Towards London

**A33**

Towards Bristol

**M4**

**M4**

**COSTCO WHOLESALE**

**Lime Square Amenity Hub**

**THE STREET BAKESHOP**

*the switch*

**WOLF**

**Nuffield Health**

**Olive Tree Dental**

**Optimal Align**

**Green Park Day Nursery and Preschool**

**Street FOOD**

**MULTIPURPOSE SPORTS COURT**

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

Towards London

**M4**

GREEN PARK SITE PLAN



# Green Park to Reading 7 minutes

# Reading to Paddington 23 minutes

Reading Green Park train 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.



ARBOUR. 300 SOUTH OAK WAY

COMMUNICATIONS



Reading station to...

**Paddington**  
23 minutes

**Slough**  
19 minutes

**Maidenhead**  
12 minutes

Green Park is located close to Junction 11 of the M4, allowing easy access to and from Heathrow and Central London.

A dedicated Green Wave bus service links Green Park with Reading station. Services run every 10 minutes at peak times.

**CAR JOURNEYS**

From Green Park (Sat Nav: RG2 6AT)

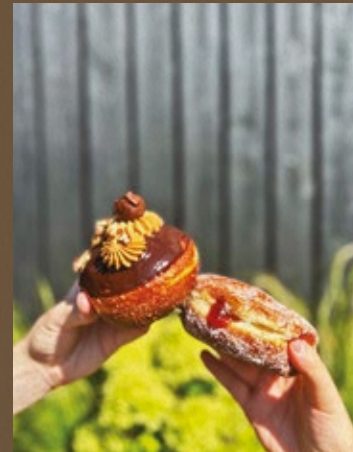
Reading station	3.3 miles	Newbury	22.4 miles
Theale	6.6 miles	London Heathrow	27.4 miles
Hook	12.5 miles	Oxford	28.7 miles
Basingstoke	15.8 miles	Central London	42.3 miles
Maidenhead	17.1 miles		

Source: google.co.uk/maps



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.

# Green Park Everything you want.





Our aim is for Green Park to feel special, somewhere people enjoy working and care about. 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 there are over 600 on-park events.

# Green Park 600+ events every year.



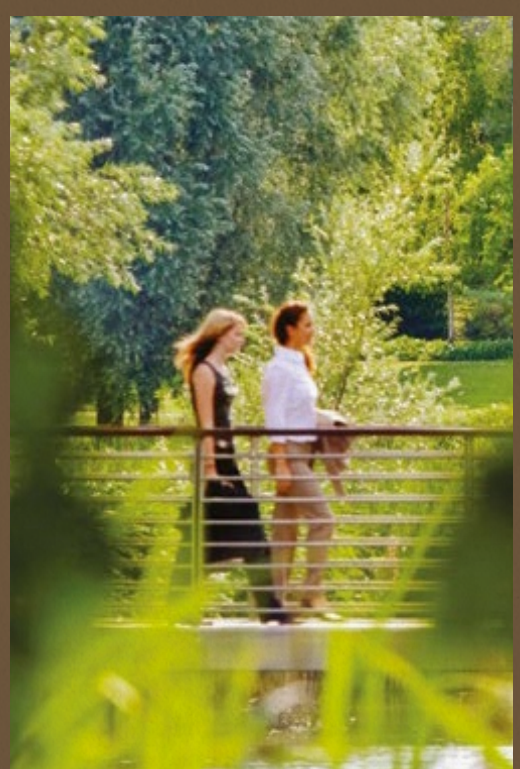


# Green Park 195 acres of natural beauty.



Green Park provides the opportunity to take time for yourself from a busy day. From walking trails to picnic sites, you'll easily find a space for solitude amongst the flora and fauna of the park.

At Green Park we believe that an office should be developed with the peoples' health and wellness at the centre of design and we're proud to be aligned with the principles of the International Well Building Institute™ who are leading the global movement to transform buildings and communities in ways that help people thrive.





GREENPARK.CO.UK



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Any information given is entirely without responsibility.

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Ref: 2601008





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