



Space to Grow





Current Opportunities

195

Acres of secure landscaped grounds.

9K

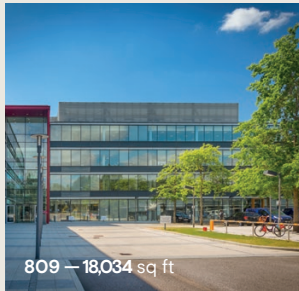
Home to over 9,000 productive employees.

60+

Diverse businesses call Green Park home.

SPACE TO GROW

100
Longwater Avenue

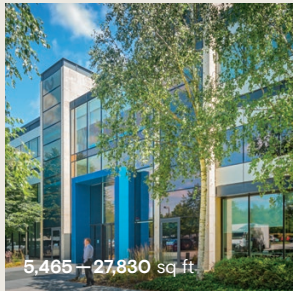


809 — 18,034 sq ft

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

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

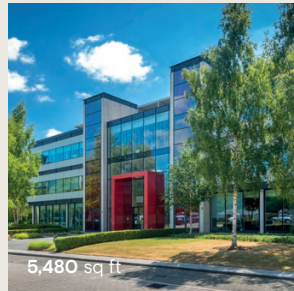
200
Longwater Avenue



5,465 — 27,830 sq ft

| Floor | sq ft | sq m |
|-----------------|---------------|--------------|
| 1 st | 15,308 | 1,422 |
| Part Ground | 5,465 | 508 |
| Part Ground | 7,057 | 656 |
| Total | 27,830 | 2,586 |

250
Longwater Avenue

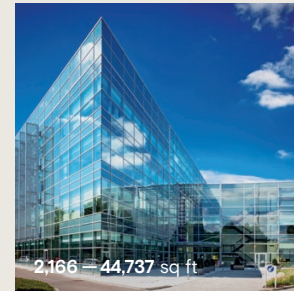


5,480 sq ft

| Floor | sq ft | sq m |
|------------------------|--------------|------------|
| Part Ground East Wing* | 5,480 | 508 |
| Total | 5,480 | 508 |

*denotes fitted accommodation.

100
Brook Drive

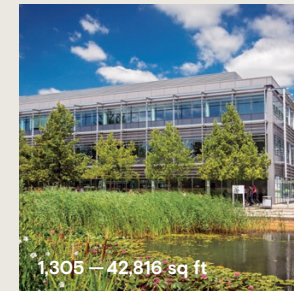


2,166 — 44,737 sq ft

| Floor | sq ft | sq m |
|-------------------------|---------------|--------------|
| Part 3 rd | 8,537 | 739 |
| Part 2 nd * | 10,771 | 1,001 |
| Part 1 st ** | 7,390 | 687 |
| Part 1 st ** | 3,385 | 315 |
| Part Ground* | 2,166 | 201 |
| Part Ground | 4,341 | 403 |
| Part Ground | 4,478 | 416 |
| Part Ground | 3,669 | 341 |
| Total | 44,737 | 4,103 |

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

250
South Oak Way



1,305 — 42,816 sq ft

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

*denotes fitted accommodation.

400
South Oak Way



9,737 — 19,643 sq ft

| Floor | sq ft | sq m |
|----------------------|---------------|--------------|
| 1 st East | 9,906 | 920 |
| 1 st West | 9,737 | 905 |
| Total | 19,643 | 1,825 |

CURRENT OPPORTUNITIES



Canopy, 300 Brook Drive

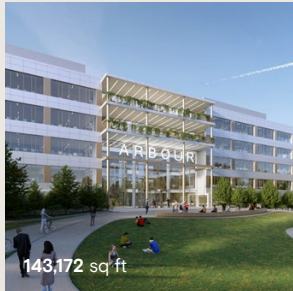


62,080 sq ft

| Floor | sq ft | sq m |
|-----------------|---------------|--------------|
| 2 nd | 20,065 | 1,864 |
| 1 st | 20,062 | 1,864 |
| Ground | 21,953 | 2,040 |
| Total | 62,080 | 5,768 |

Future Opportunities

Arbour, 300 South Oak Way



143,172 sq ft

| Floor | sq ft | sq m |
|-----------------|----------------|---------------|
| 4 th | 35,263 | 3,276 |
| 3 rd | 35,263 | 3,276 |
| 2 nd | 33,928 | 3,152 |
| 1 st | 33,928 | 3,152 |
| Reception | 4,790 | 445 |
| Total | 143,172 | 13,301 |

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

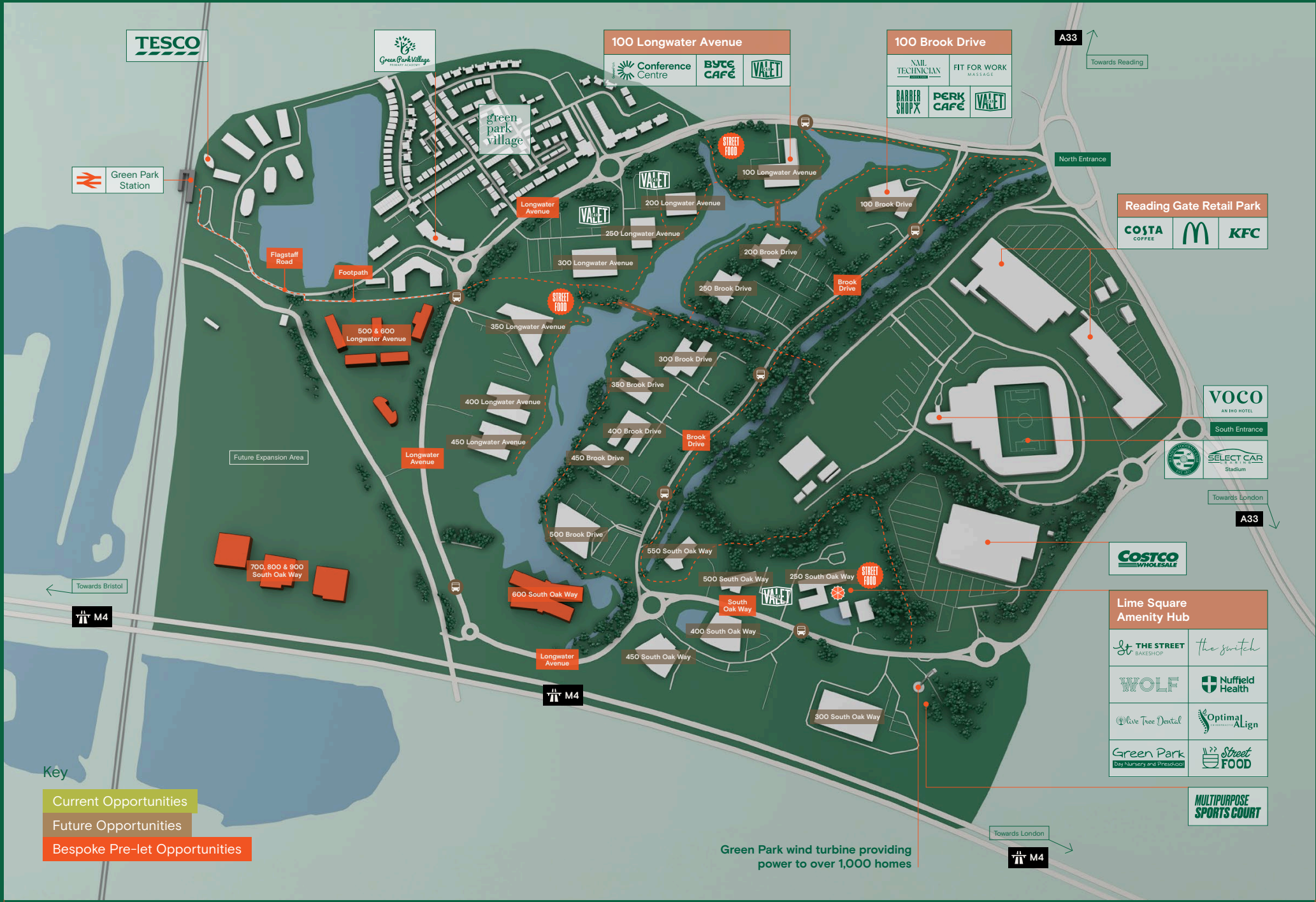
319,000 sq ft

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

500 & 600 Longwater Avenue

240,000 sq ft

An 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

M

KFC

VOCO AN IHG HOTEL

SELECT CAR STADIUM

COSTCO WHOLESALE

Lime Square Amenity Hub

THE STREET BAKESHOP

the switch

WOLF

Nuffield Health

Olive Tree Dental

Optima Align

Green Park Daily Nursery and Pre-school

Street FOOD

MULTIPURPOSE SPORTS COURT

Green Park Station

Flagstaff Road

Footpath

500 & 600 Longwater Avenue

350 Longwater Avenue

400 Longwater Avenue

450 Longwater Avenue

700, 800 & 900 South Oak Way

600 South Oak Way

Longwater Avenue

450 South Oak Way

400 South Oak Way

300 South Oak Way

Longwater Avenue

200 Longwater Avenue

250 Longwater Avenue

300 Longwater Avenue

300 Brook Drive

350 Brook Drive

400 Brook Drive

450 Brook Drive

500 Brook Drive

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| 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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