250 SOUTH OAK WAY

1,305—42,816 SQ FT

GreenPark

GreenPark

250 SOUTH OAK WAY

Situated on Lime Square, the main amenity hub for Green Park, 250 South Oak Way benefits from street food markets, Nuffield Health, The Street Bakeshop and The Switch Café all on the door step.

This modern, sensitively designed building has plenty of outside space, including a completely remodelled entrance and atrium, to give a sense of community. Transport facilities are particularly good, with ample parking and bicycle racks.

Summary specification

VRV air conditioning	Full access raised floors	Suspended ceiling	Showers and bike racks	Staffed reception
Triple height atrium	2 x 1,000kg lifts	On-site car parking	24 hour Park security	EPC B (49)

250 South Oak Way occupiers include

Itergy	tp-link

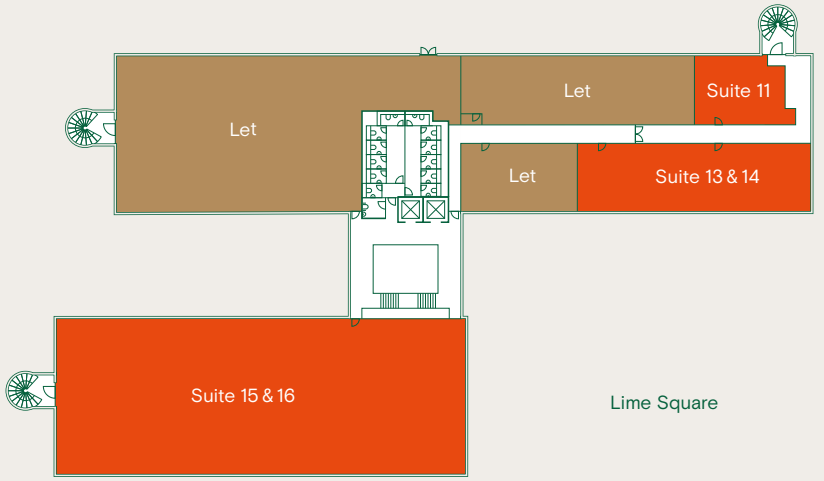
AVAILABILITY

Schedule of availability	Parking spaces	sq ft	sq m
Part 2nd – Suite 24	9	2,893	269
Part 2nd – Suite 25 ●	11	4,594	427
Part 2nd – Suite 17 ●	38	11,939	1,109
Part 1st – Suites 15 & 16	18	7,606	707
Part 1st – Suites 13 & 14	6	2,013	187
Part 1st – Suite 11	4	1,305	121
Part Ground – Suite 7	18	7,655	711
Part Ground – Suite 1	11	4,811	447
Total	**115**	**42,816**	**3,978**

● denotes fitted accommodation.

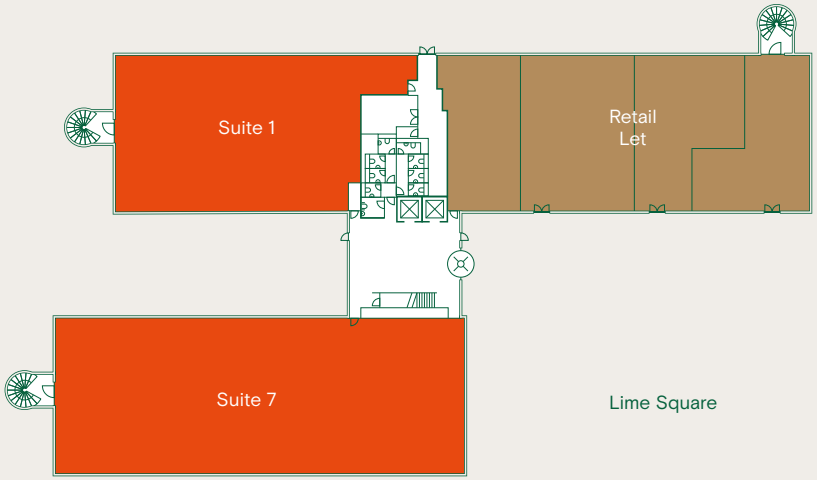
1ST FLOOR

Suite 11 / Suite 13 & 14 / Suite 15 & 16



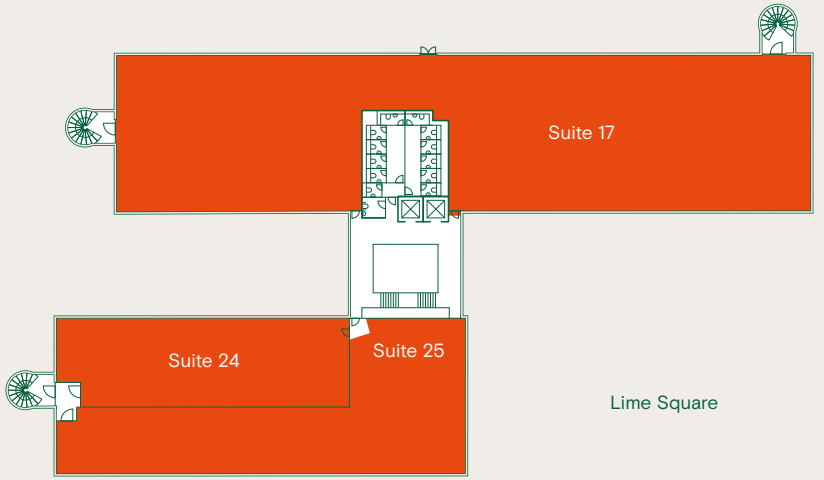
GROUND FLOOR

Suite 1 / Suite 7



2ND FLOOR

Suite 17 / Suite 24 / Suite 25

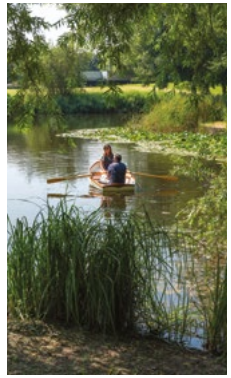


TOGETHER WE CAN BE EXTRAORDINARY

We believe people thrive in exceptional environments. So in everything we do, we strive to make Green Park an inspiring, enjoyable and convenient place for people to work, rest and play.

Welcome to Green Park...

- 195 Landscaped acres
- 9,000 people
- 50+ companies
- Established community
- 600+ yearly events
- Wealth of amenities
- Leading ESG credentials

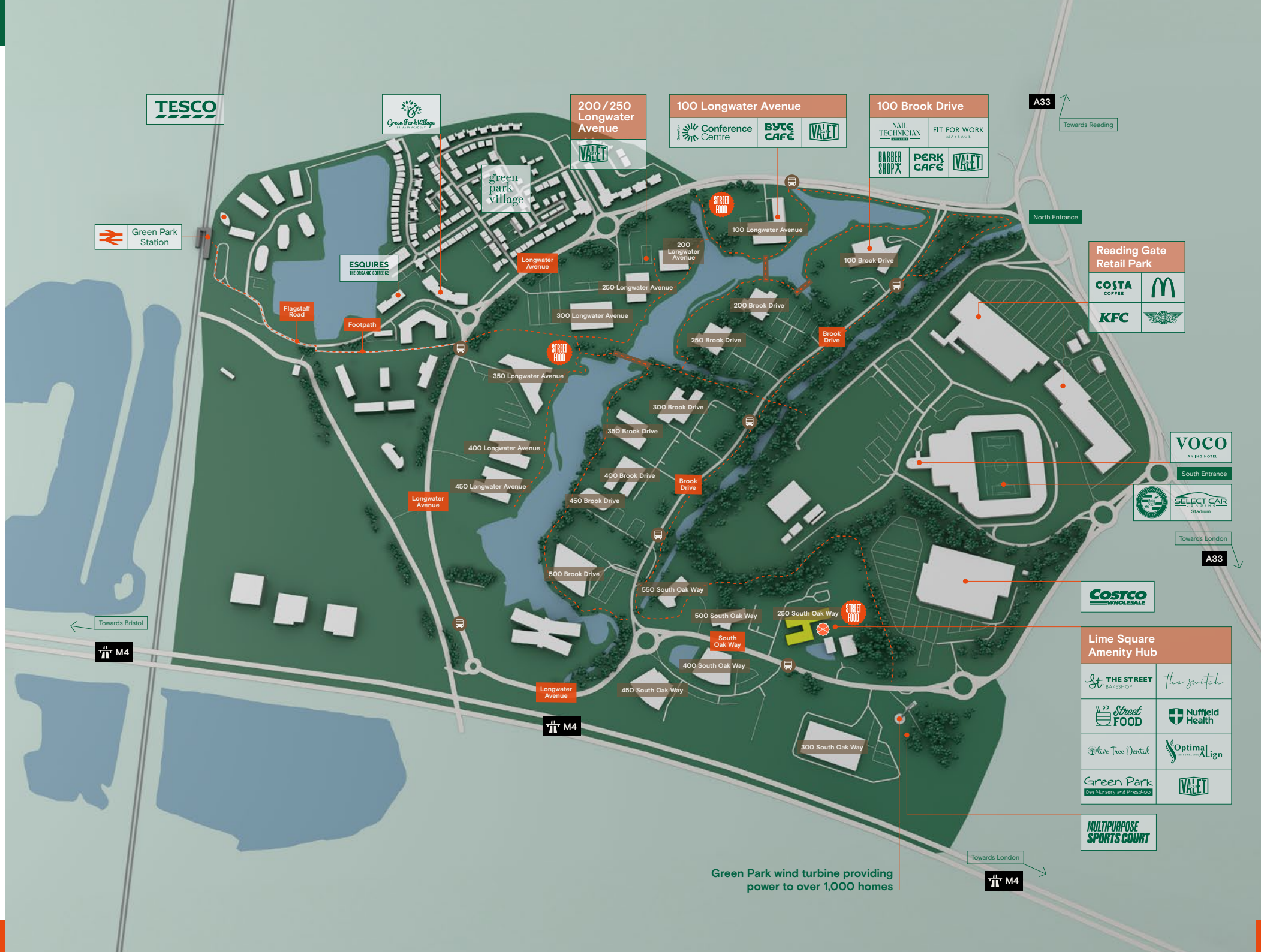


EVERYTHING YOU NEED

At Green Park we have everything you need... and more.

From pizza to personal trainers, coffee to conferences and shopping to seminars, you'll find it all here, all set within a beautiful, landscaped setting surrounded by water.

THE BARBER SHOP	THE BYTE CAFE	Conference Centre	COSTCO WHOLESALE	CYCLEWORKSHOP	ESQUIRES THE ORGANIC COFFEE CO
FIT FOR WORK MASSAGE	Green Park Day Nursery and Preschool	MULTIPURPOSE SPORTS COURT	Nuffield Health	Optimal Align	THE PERK CAFE
THE STREET BAKESHOP	Street FOOD	the switch	TESCO express	CAR VALET	VOCO AN IHG HOTEL


TESCO
Green Park Village Primary Academy
200 / 250 Longwater Avenue
VALET
100 Longwater Avenue
Conference Centre
BYTE CAFÉ
VALET
100 Brook Drive
NAIL TECHNICIAN
FIT FOR WORK MASSAGE
BARBER SHOP
PERK CAFÉ
VALET
A33
Towards Reading
green park village
Green Park Station
ESQUIRES THE ORGANIC COFFEE CO
STREET FOOD
100 Longwater Avenue
North Entrance
Reading Gate Retail Park
COSTA COFFEE
KFC
Longwater Avenue
200 Longwater Avenue
100 Brook Drive
250 Longwater Avenue
200 Brook Drive
Flagstaff Road
Footpath
300 Longwater Avenue
250 Brook Drive
Brook Drive
STREET FOOD
350 Longwater Avenue
300 Brook Drive
350 Brook Drive
400 Longwater Avenue
VOCO AN IHG HOTEL
South Entrance
400 Brook Drive
Brook Drive
450 Longwater Avenue
Longwater Avenue
SELECT CAR LEASING Stadium
450 Brook Drive
Towards London
A33
500 Brook Drive
550 South Oak Way
COSTCO WHOLESALE
Towards Bristol
M4
500 South Oak Way
250 South Oak Way
STREET FOOD
South Oak Way
Lime Square Amenity Hub
THE STREET BAKESHOP
the switch
Street FOOD
Nuffield Health
Olive Tree Dental
OptimalAlign
Green Park Day Nursery and Preschool
VALET
400 South Oak Way
Longwater Avenue
450 South Oak Way
M4
300 South Oak Way
MULTIPURPOSE SPORTS COURT
Towards London
M4
Green Park wind turbine providing power to over 1,000 homes

greenpark.co.uk

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September 2026. Reference 2603022.

GreenPark