SPACE TO GROW

SEPTEMBER 2026

GreenPark

GreenPark

CURRENT OPPORTUNITIES
AT GREEN PARK

100 Longwater Avenue

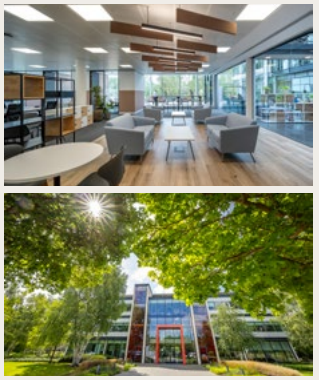
Floor	sq ft	sq m
3rd, Suite 24 ● ●	1,904	177
3rd, Suite 22 ● ●	1,915	178
3rd, Suite 21 ● ●	911	85
2nd, South ●	6,698	622
2nd, North	6,710	624
2nd, Suite 15 ● ●	2,386	222
2nd, Suite 14 ● ●	1,433	133
2nd, Suite 9 ● ●	809	75
1st, Suite 7 ●	983	91
1st, Suite 3 ● ●	1,254	117
Total	25,003	2,234

● denotes fitted accommodation.
● denotes flexible accommodation.

200 Longwater Avenue

Floor	sq ft	sq m
Part Ground	5,465	508
Part Ground	7,057	656
Total	12,522	1,164

250 Longwater Avenue



Floor	sq ft	sq m
Part Ground East Wing ●	5,480	508
Part Ground West Wing ●	8,040	747
Total	13,520	1,255

● denotes fitted accommodation.
● available Q4 2026.

100 Brook Drive

Floor	sq ft	sq m
Part 3rd	8,537	739
Part 2nd ●	10,771	1,001
Part 1st	7,715	717
Part 1st	3,385	315
Part Ground ●	2,166	201
Part Ground	4,341	403
Part Ground	4,478	416
Total	41,393	3,792

● denotes fitted accommodation.

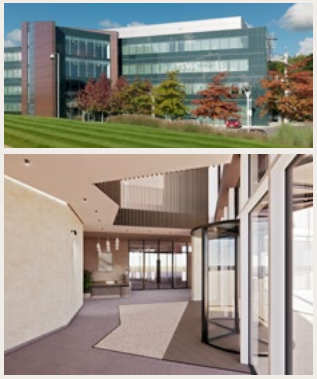
250 South Oak Way

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

● denotes fitted accommodation.

CURRENT OPPORTUNITIES AT GREEN PARK

Rowan, 500 South Oak Way



Floor	sq ft	sq m
3rd ●	11,065	1,027
2nd ●	11,065	1,027
1st ●	10,900	1,013
Ground ●	11,017	1,024
Total	44,047	4,091

● available from Q3 2027.

Canopy, 300 Brook Drive

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

● available from Q4 2026.

Future opportunity

Arbour, 300 South Oak Way

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

SPACE TO GROW

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.

SPACE TO GROW

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
North Entrance
green park village
Green Park Station
ESQUIRES THE ORGANIC COFFEE CO
Flagstaff Road
Footpath
Longwater Avenue
200 Longwater Avenue
250 Longwater Avenue
300 Longwater Avenue
350 Longwater Avenue
400 Longwater Avenue
450 Longwater Avenue
500 & 600 Longwater Avenue
STREET FOOD
100 Longwater Avenue
100 Brook Drive
200 Brook Drive
250 Brook Drive
300 Brook Drive
350 Brook Drive
400 Brook Drive
450 Brook Drive
500 Brook Drive
Brook Drive
Reading Gate Retail Park
COSTA COFFEE
KFC
VOCO AN IHG HOTEL
South Entrance
SELECT CAR LEASING Stadium
Towards London
A33
Future Expansion Area
Longwater Avenue
700, 800 & 900 South Oak Way
600 South Oak Way
550 South Oak Way
500 South Oak Way
400 South Oak Way
450 South Oak Way
300 South Oak Way
250 South Oak Way
South Oak Way
COSTCO WHOLESALE
Towards Bristol
M4
Lime Square Amenity Hub
THE STREET BAKESHOP
the switch
Street FOOD
Nuffield Health
Olive Tree Dental
OptimalAlign
Green Park Day Nursery and Preschool
VALET
MULTIPURPOSE SPORTS COURT
Towards London
M4
Green Park wind turbine providing power to over 1,000 homes

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

greenpark.co.uk

hatch real estate

Tom Fletcher
tom@hatch-re.com
07752 127 413

Charlie Benn
charlie@hatch-re.com
07563 383 443

savills

Andrew Willcock
awillcock@savills.com
07870 999 628

Rob Pearson
rpearson@savills.com
07896 491 283

HOLLIS HOCKLEY

Alice Hilliard
alice.hilliard@hollishockley.co.uk
07557 280 885

Elizabeth Gray
elizabeth.gray@hollishockley.co.uk
07712 815 268

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

September 2026. Reference 2604002.

GreenPark