



400 South Oak Way

GreenPark

9,737–19,643 SQ FT



GreenPark



400 SOUTH OAK WAY

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9,737-19,643 SQ FT

Overflowing with natural light from floor-to-ceiling windows, this versatile space gives your staff an inspiring environment from which to work.

It's highly visible from the M4 with signage potential to amplify your business presence.

Science For A Better Life



INTRODUCTION



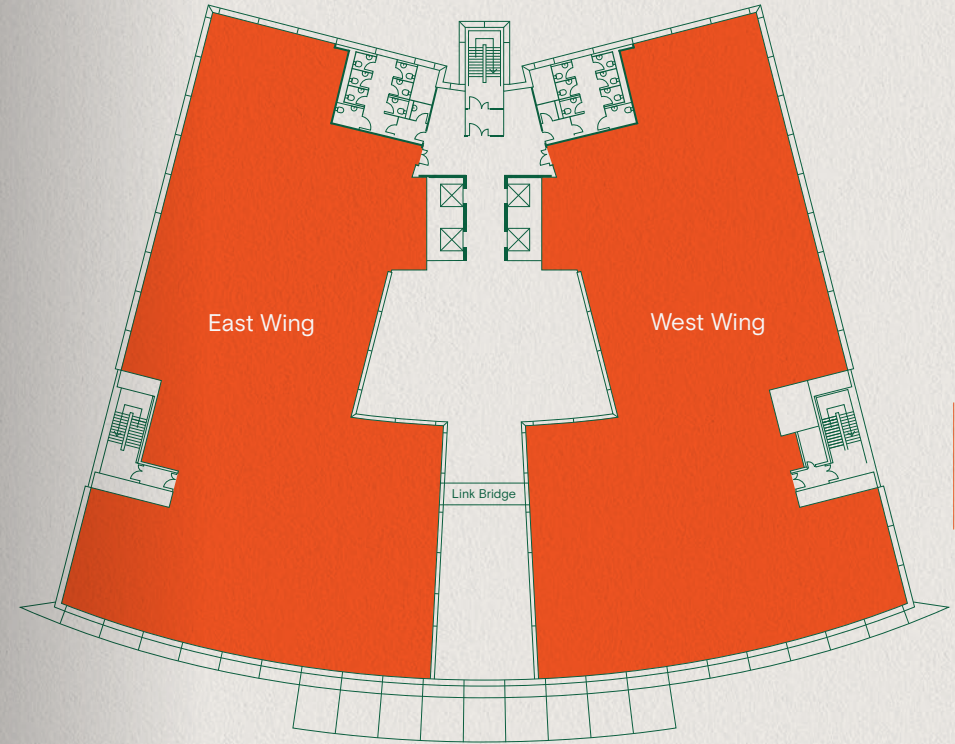
Specifications

- Four pipe fan coil air conditioning
- Fully accessible raised floors
- LED lighting
- Flexible range of CAT A finishes available
- Car parking ratio of 1:248 sq ft
- Showers and bike racks
- Four x 13 person glass scenic lifts
- One goods lift
- Imposing full height atrium
- 24 hour security on the Park
- BREEAM Excellent
- EPC - B

Current Occupier:



FIRST FLOOR



Schedule of availability	sq ft	sq m
1 st East	9,906	920
1 st West	9,737	905
Total	19,643	1,825



400 SOUTH OAK WAY



Green Park Station
TESCO

Green Park Village

100 Longwater Avenue

200 Longwater Avenue

100 Brook Drive

North Entrance

250 Longwater Avenue

datto

nVIDIA

100 Longwater Avenue
Conference Centre
Marketing Suite
BYTE CAFÉ
100 Brook Drive
PERK CAFÉ

cisco

Regus

Reading Gate
Retail Park

itsu
M
COSTA COFFEE
KFC

THALES

300 Brook Drive

Voco Hotel

Select Car
Leasing Stadium

South Entrance

Future Expansion
Area

wood.

CGI

Let (Confidential)

Towards London
A33

Towards Bristol

M4

LANDMARK
Build. workspace

Virgin
O₂

Thames
Water

250 South Oak Way

Costco

Lime Square Amenity Hub
Green Park Day Nursery
Street Food Markets

WOLF
Nuffield Health
olive Tree Dental
Optimal Align
Green Park

PEPSICO

400 South Oak Way

250 South Oak Way

Green Park wind turbine
providing power to 1,000 homes
Tennis Court / Multipurpose
Sports Court

M4

300 South Oak Way

Towards London

M4

GREEN PARK



GreenPark

[Greenpark.co.uk](https://www.greenpark.co.uk)



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