



# 400 South Oak Way

GreenPark

9,737–19,643 SQ FT



GreenPark





**400 South Oak Way**

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.





# Specifications

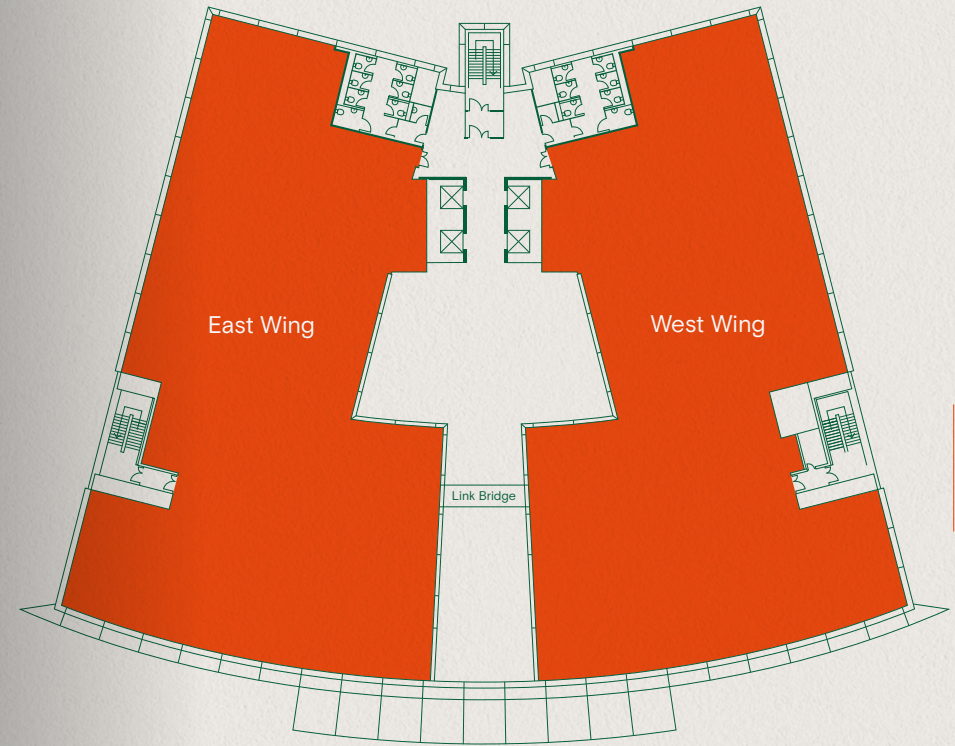
- Four pipe fan coil air conditioning
- Fully accessible raised floors
- LED lighting
- Flexible range of CAT A finishes available
- Car parking ratio of 1:248 sq ft
- Showers and bike racks
- Four x 13 person glass scenic lifts
- One goods lift
- Imposing full height atrium
- 24 hour security on the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

Current Occupier:



400 SOUTH OAK WAY

## FIRST FLOOR



ACCOMMODATION

Schedule of availability	Parking spaces	sq ft	sq m
1 <sup>st</sup> East	39	9,906	920
1 <sup>st</sup> West	39	9,737	905
<b>Total</b>	<b>78</b>	<b>19,643</b>	<b>1,825</b>





400 SOUTH OAK WAY



100 Longwater Avenue  
Conference Centre  
Marketing Suite  
**BYTE CAFÉ**

100 Brook Drive  
**PERK CAFÉ**

Reading Gate  
Retail Park

itsu M  
COSTA COFFEE KFC

Lime Square Amenity Hub  
Green Park Day Nursery  
Street Food Markets  
WOLF Olive Tree Dental  
Nuffield Health Optimal Align Green Park

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

Tennis Court / Multipurpose  
Sports Court

GREEN PARK





# GreenPark

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



**Charles Dady**  
+44 (0)7793 808 273

**James Goodwin**  
+44 (0)7717 652 803

**Cameron Lineen**  
+44 (0)7827 661 335



**Jake Booth**  
+44 (0)7714 388 044

**Rob Marson**  
+44 (0)7778 467 781

**Lewis Holmes**  
+44 (0)7767 204 895

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