



100 Brook Drive

GreenPark

787—36,968 SQ FT



GreenPark



100 BROOK DIVE

100 Brook Drive is one of Green Park's largest multilet buildings, benefiting from a thriving community of tech and professional occupiers.

The reception and atrium have recently been refurbished to offer a brand new entrance, Perk Café and break-out spaces.



Specifications

- Four pipe fan coil air conditioning system
- Fully accessible raised floors – 450mm void
- Finished floor to ceiling height 2.6m
- Suspended ceiling
- On-site car parking
- Showers and bike racks
- Three x 13 person glass scenic lifts
- One goods lift
- Fully-staffed reception
- Imposing full height atrium
- Perk Café and light snacks
- 24 hour security on the Park
- EPC – E (117)

Current Occupiers:

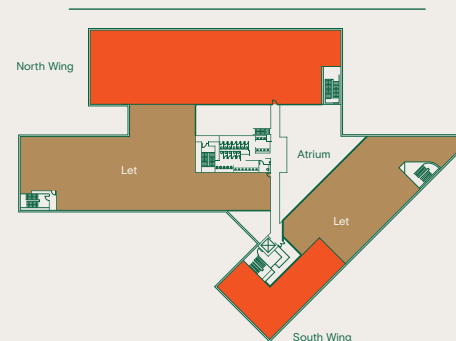




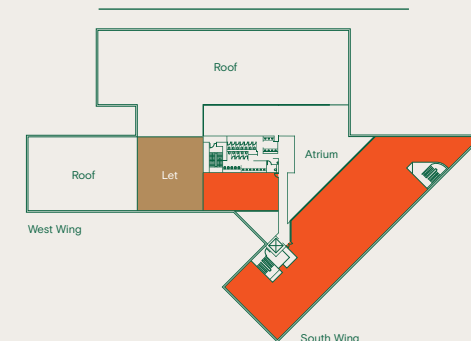




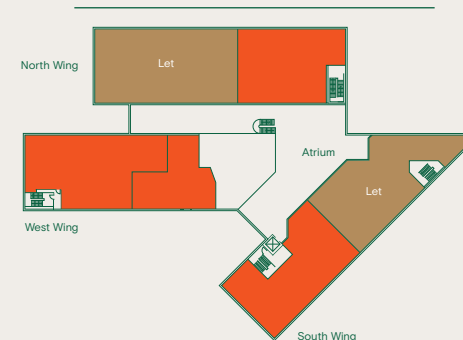
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



Schedule of availability		Parking spaces	sq ft	sq m
Part 3 rd	South Wing	40	8,537	739
Part 3 rd	West Wing	3	787	73
Part 2 nd *	North Wing	44	10,771	1,001
Part 2 nd	South Wing	12	2,732	254
Part Ground*	West Wing	9	2,166	201
Part Ground	West Wing	18	4,341	403
Part Ground*	North Wing	15	3,669	341
Part Ground*	South Wing	16	3,965	368
Total		157	36,968	3,380

* denotes fitted accommodation.



100 BROOK DRIVE



Towards Reading
A33

TESCO
Green Park Station

Green Park Village

100 Longwater Avenue

100 Brook Drive

North Entrance

100 Longwater Avenue
Conference Centre
Marketing Suite
BYTE CAFÉ

100 Brook Drive
PERK CAFÉ

Reading Gate
Retail Park

itsu
MCDONALD'S
COSTA COFFEE
KFC

South Entrance

Towards London
A33

Lime Square Amenity Hub
Green Park Day Nursery
Street Food Markets

WOLF
Nuffield Health
Olive Tree Dental
Optimal Align
Green Park

Green Park wind turbine
providing power to 1,000 homes

Tennis Court / Multipurpose
Sports Court

Towards Bristol

M4

M4

Towards London

M4

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

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.

October 2024. Reference 2407014.