



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.

INTRODUCTION



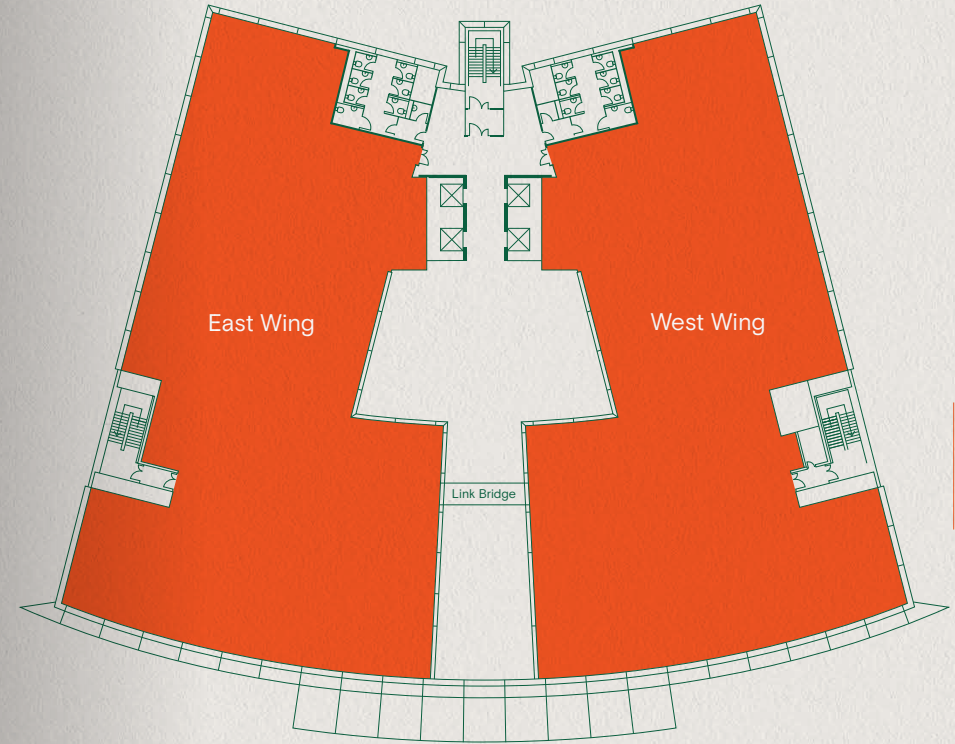
Specifications

- 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



ACCOMMODATION

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



TESCO
Green Park Station

Green Park Village

100 Longwater Avenue

100 Brook Drive

Towards Reading
A33

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

Reading Gate
Retail Park

itsu
M
COSTA COFFEE
KFC

South Entrance

Towards London
A33

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

Towards Bristol

M4

M4

Towards London
M4



GreenPark

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



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