



250 South Oak Way

GreenPark

1,310–30,711 SQ FT



GreenPark



250 SOUTH OAK WAY

250 SOUTH OAK WAY

Situated on Lime Square, the main amenity hub for Green Park, 250 South Oak Way benefits from street food markets, Wolf restaurant and Nuffield Gym all on the door step.

This modern, sensitively designed building has plenty of outside space, including a completely remodelled entrance and atrium, to give a sense of community. Transport facilities are particularly good, with ample parking and bicycle racks.

INTRODUCTION



Specifications

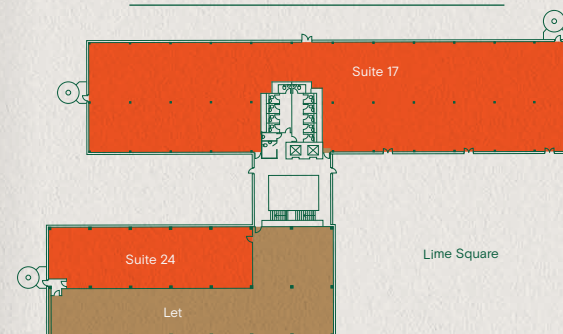
- VRV air conditioning
- Full access raised floors
- Suspended ceiling
- Showers and bike racks
- Two x 1,000kg capacity passenger lifts
- Manned reception
- 24 hour security on the Park
- EPC - D (94)

Current Occupiers:

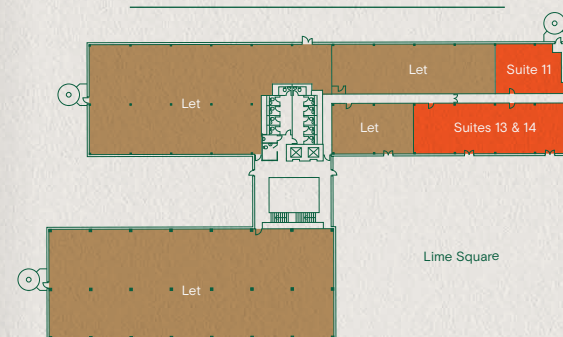


Schedule of availability	Parking spaces	sq ft	sq m
Part 2 nd – Suite 24	9	2,893	269
Part 2 nd – Suite 17	38	11,939	1,109
Part 1 st – Suites 13 & 14	6	2,103	195
Part 1 st – Suite 11	4	1,310	122
Part Ground – Suite 7	18	7,655	711
Part Ground – Suite 1	11	4,811	447
Total	86	30,711	2,853

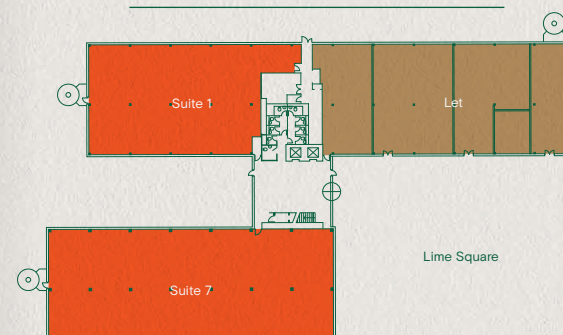
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





250 SOUTH OAK WAY



TESCO
Green Park Station

Green Park Village

200 Longwater Avenue

100 Longwater Avenue

100 Brook Drive

Towards Reading
A33

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

250 Longwater Avenue

cisco

datto

BRIITANNIA

nvidia

Regus

North Entrance

Reading Gate
Retail Park

itsu
M
COSTA COFFEE
KFC

THALES

CGI

wood.

Canopy

Voco Hotel

Select Car
Leasing Stadium

South Entrance

Future Expansion
Area

LANDMARK
Build. workshop

Let (Confidential)

Towards London
A33

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

Towards Bristol

M4

ICGN

BAYER

PEPSICO

400 South Oak Way

Arbour

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

Tennis Court / Multipurpose
Sports Court

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 2407011.