



Arbour

ARBOUR. 300 SOUTH OAK WAY

143,000 SQ FT / 13,000 SQ M
SUSTAINABLE GRADE-A WORKSPACE



GreenPark



ARBOUR. 300 SOUTH OAK WAY

143,000 sq ft / 13,000 sq m

Architects Sheppard Robson have been busy reimagining the potential of Arbour which is currently an amazing blank canvas.

Our designs for retrofitting the building to the highest quality specification and finish are currently at a concept stage, so can be adapted to suit the specific requirements of any business.





ARBOUR, 300 SOUTH OAK WAY

Space & light.

The full height atrium creates an impressive entrance, demonstrating our ambition for Arbour to be best-in-class in every possible aspect.

The ground floor café and auditorium will draw users up into the central atrium of the building.



Balconies and stairs create informal social spaces. Natural materials alongside biophilic elements create a calming environment for the business lounge and breakout spaces.

ARBOUR, 300 SOUTH OAK WAY

Natural lines & natural materials.



BUSINESS LOUNGE



 <p>Prominent location next to the Green Park turbine</p>	 <p>Next to multi-sport court and near Lime Square amenity hub</p>	 <p>Large Auditorium / town hall space</p>
 <p>Circa 143,000 sq ft net internal area</p>	 <p>Typical floors of 35,500 sq ft</p>	 <p>Potential 4 way tenancy split per floor</p>
 <p>129 secure cycle parking</p>	 <p>Shower and changing facilities</p>	 <p>563 car parking spaces (10-20% EV charging) 1:263 sq ft</p>
 <p>Improved full height atrium and reception</p>	 <p>Multiple winter gardens and terraces</p>	 <p>Onsite café</p>
 <p>Increase sustainability through enhanced building envelope and services</p>	 <p>All electric building targeting EPC 'A'</p>	 <p>BREEAM Outstanding (Targeting)</p>

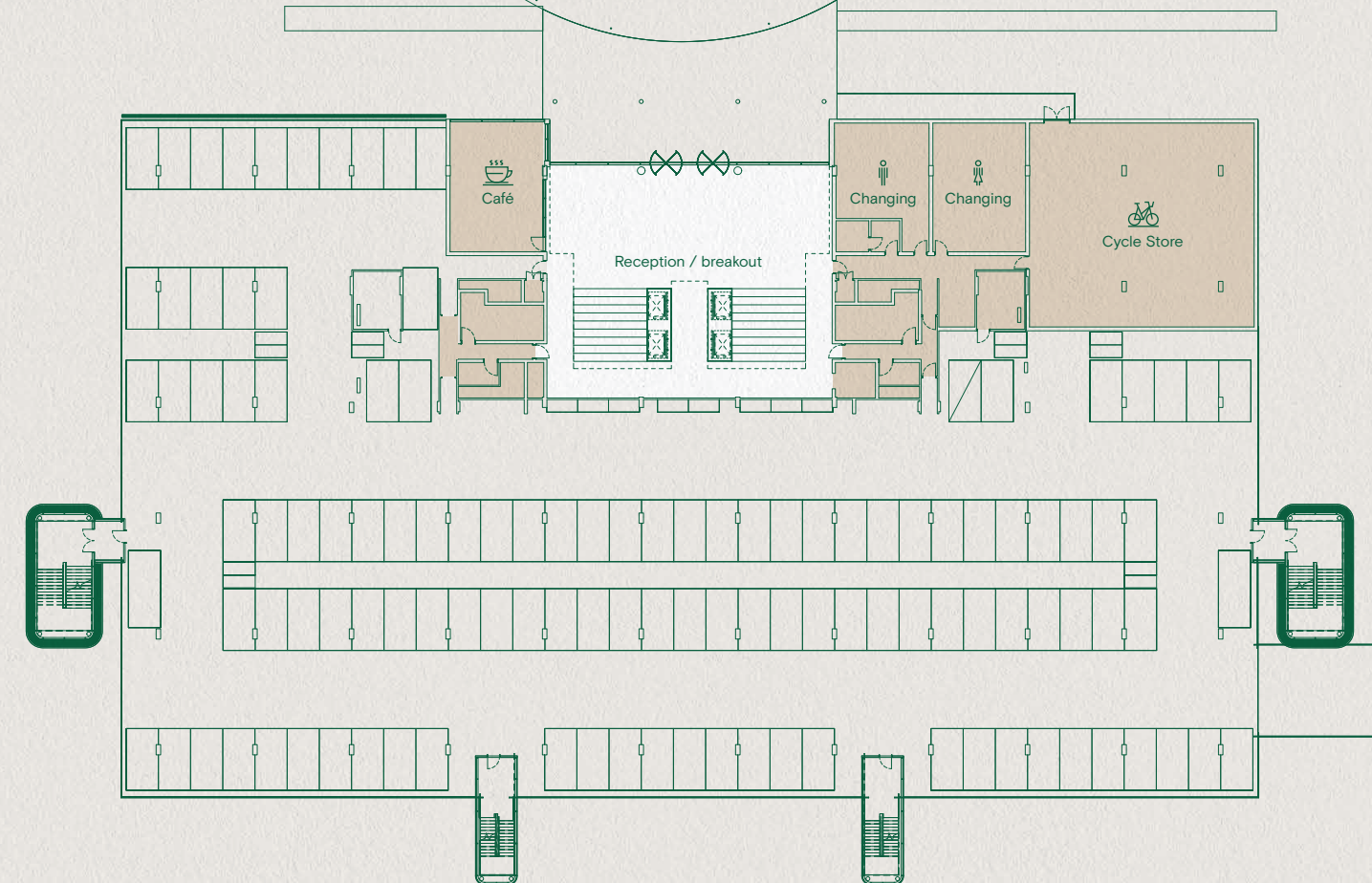


ACCOMMODATION

IPMS3

Floor	Workspace		Winter Gardens/Terrace	
	sq ft	sq m	sq ft	sq m
4th floor	35,263	3,276	1,969	183
3rd floor	35,263	3,276	1,969	183
2nd floor	33,928	3,152	635	59
1st floor	33,928	3,152	635	59
Reception	4,790	445		
Total	143,172	13,301	5,208	484

563 parking spaces

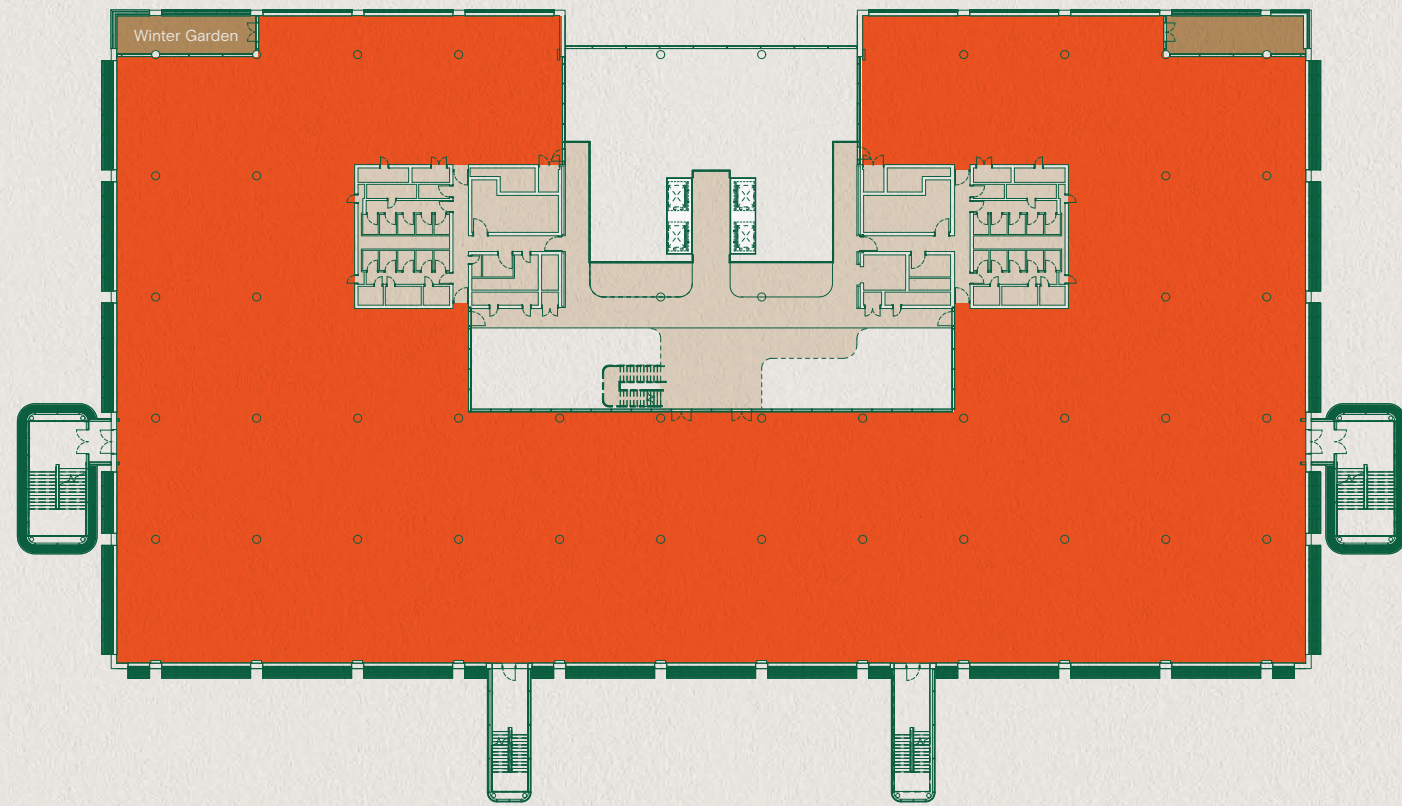


Plan not to scale. For indicative purposes only.



FIRST FLOOR

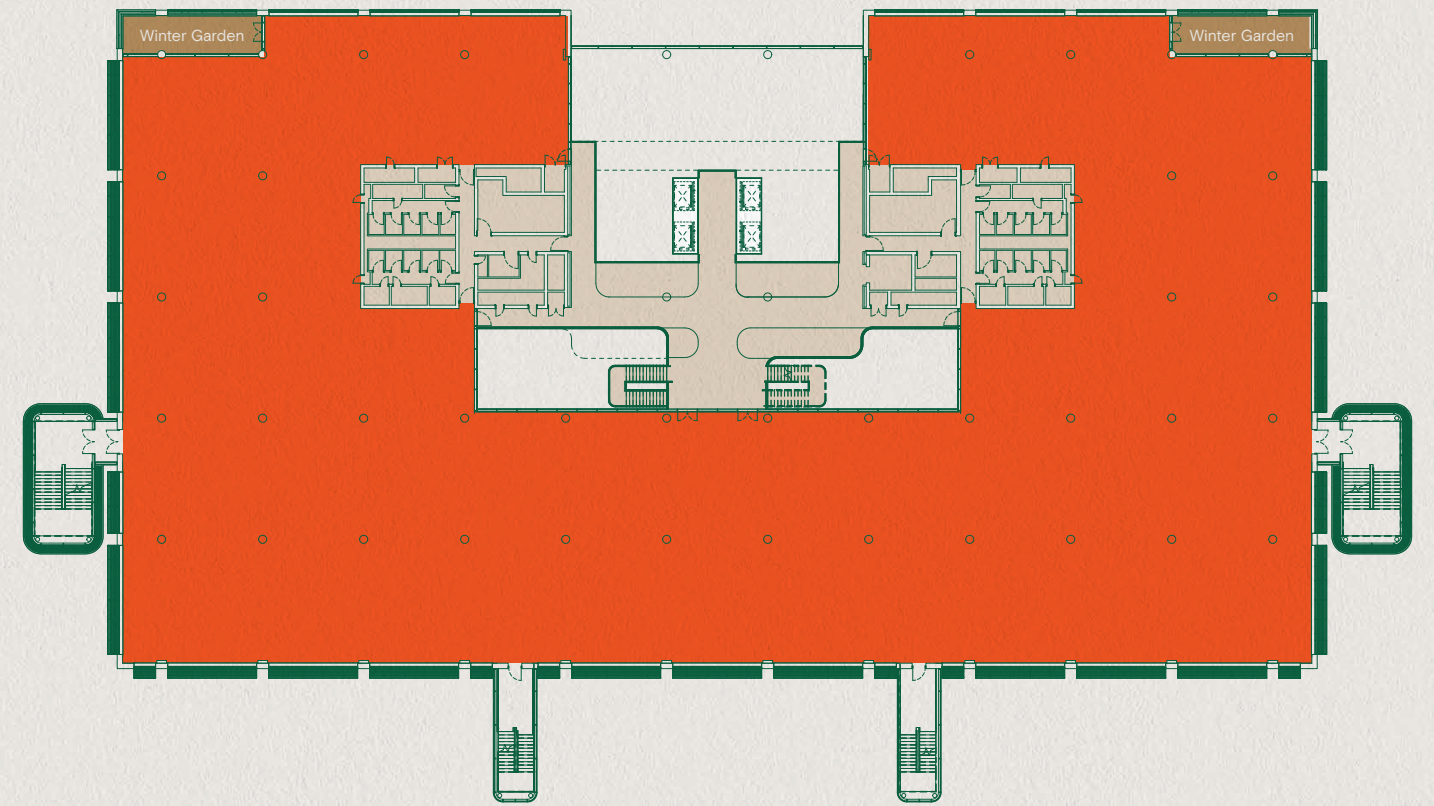
WORK SPACE 33,928 SQ FT / 3,152 SQ M
WINTER GARDENS 635 SQ FT / 59 SQ M



Plan not to scale. For indicative purposes only.

SECOND FLOOR

WORK SPACE 33,928 SQ FT / 3,152 SQ M
WINTER GARDENS 635 SQ FT / 59 SQ M



Plan not to scale. For indicative purposes only.

ARBOUR, 300 SOUTH OAK WAY

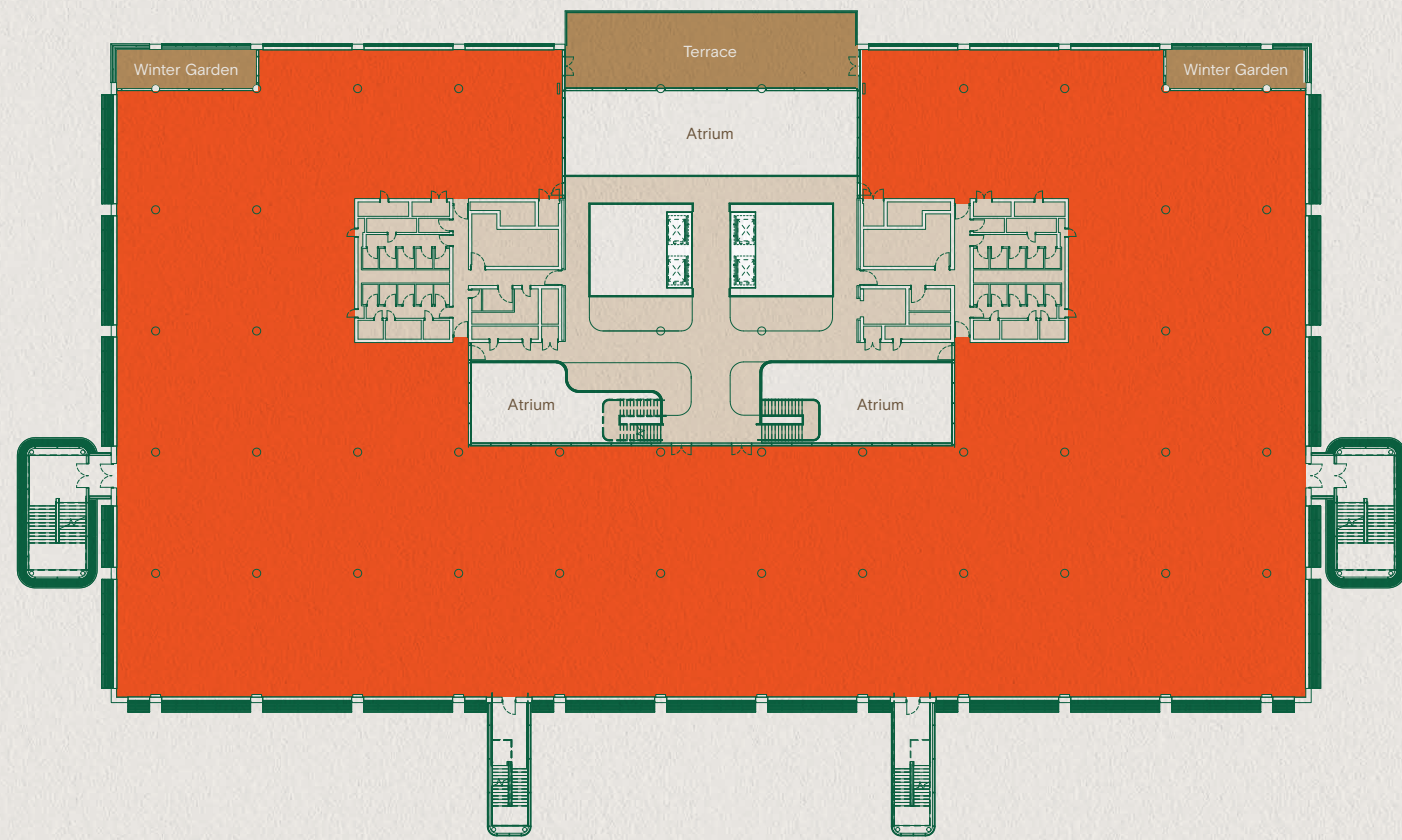
FLOOR PLANS





THIRD FLOOR

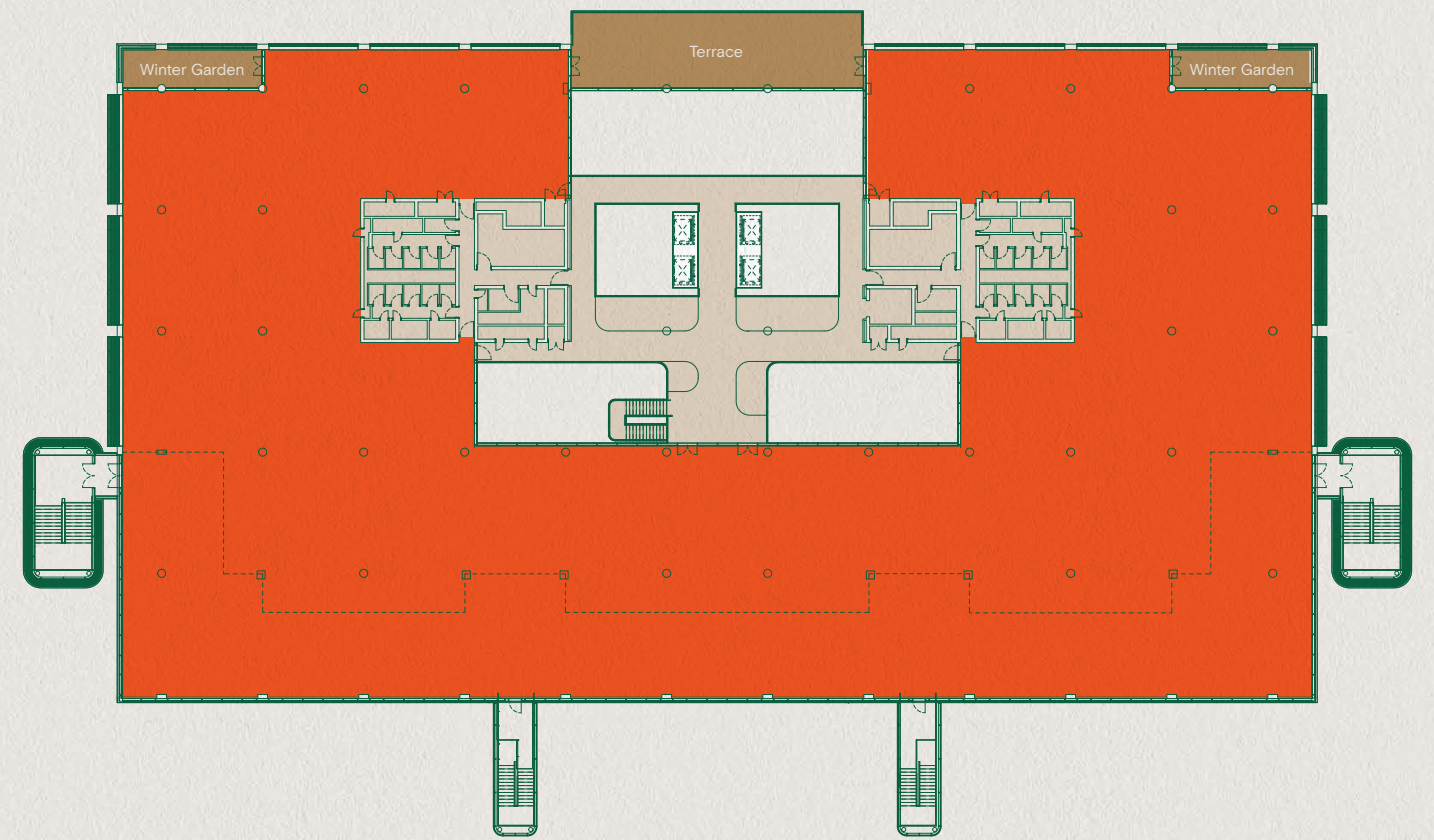
WORK SPACE 35,263 SQ FT / 3,276 SQ M
WINTER GARDEN & TERRACE 1,969 SQ FT / 183 SQ M



Plan not to scale. For indicative purposes only.

FOURTH FLOOR

WORK SPACE 35,268 SQ FT / 3,276 SQ M
WINTER GARDEN & TERRACE 1,969 SQ FT / 183 SQ M



Plan not to scale. For indicative purposes only.

ARBOUR, 300 SOUTH OAK WAY

FLOOR PLANS



Outward looking spaces.

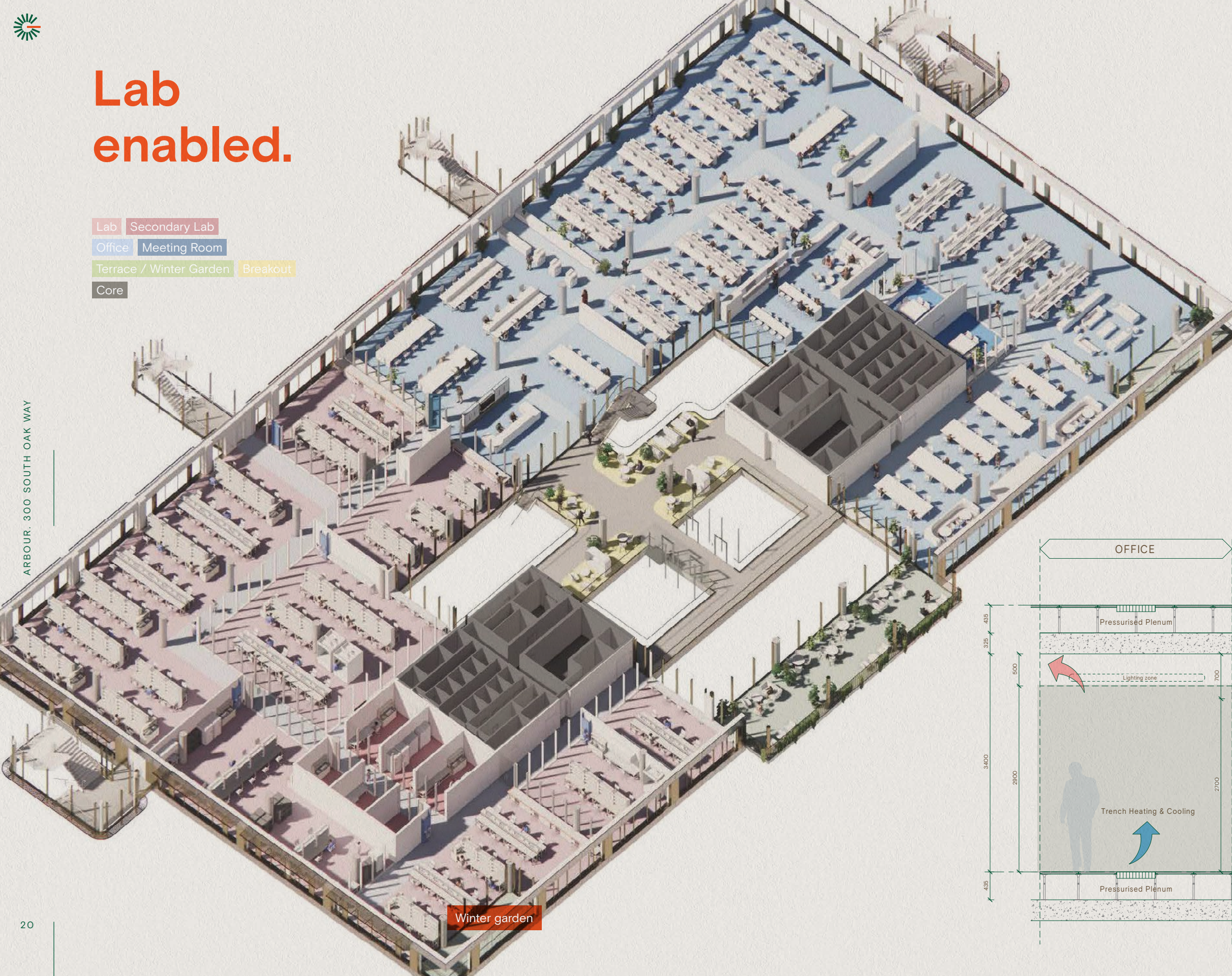
Multiple winter gardens and large terraces across all of the upper floors create spaces that change the pace and tone in the workspace allowing people to reset and focus.





Lab enabled.

- Lab Secondary Lab
- Office Meeting Room
- Terrace / Winter Garden Breakout
- Core



ARBOUR, 300 SOUTH OAK WAY

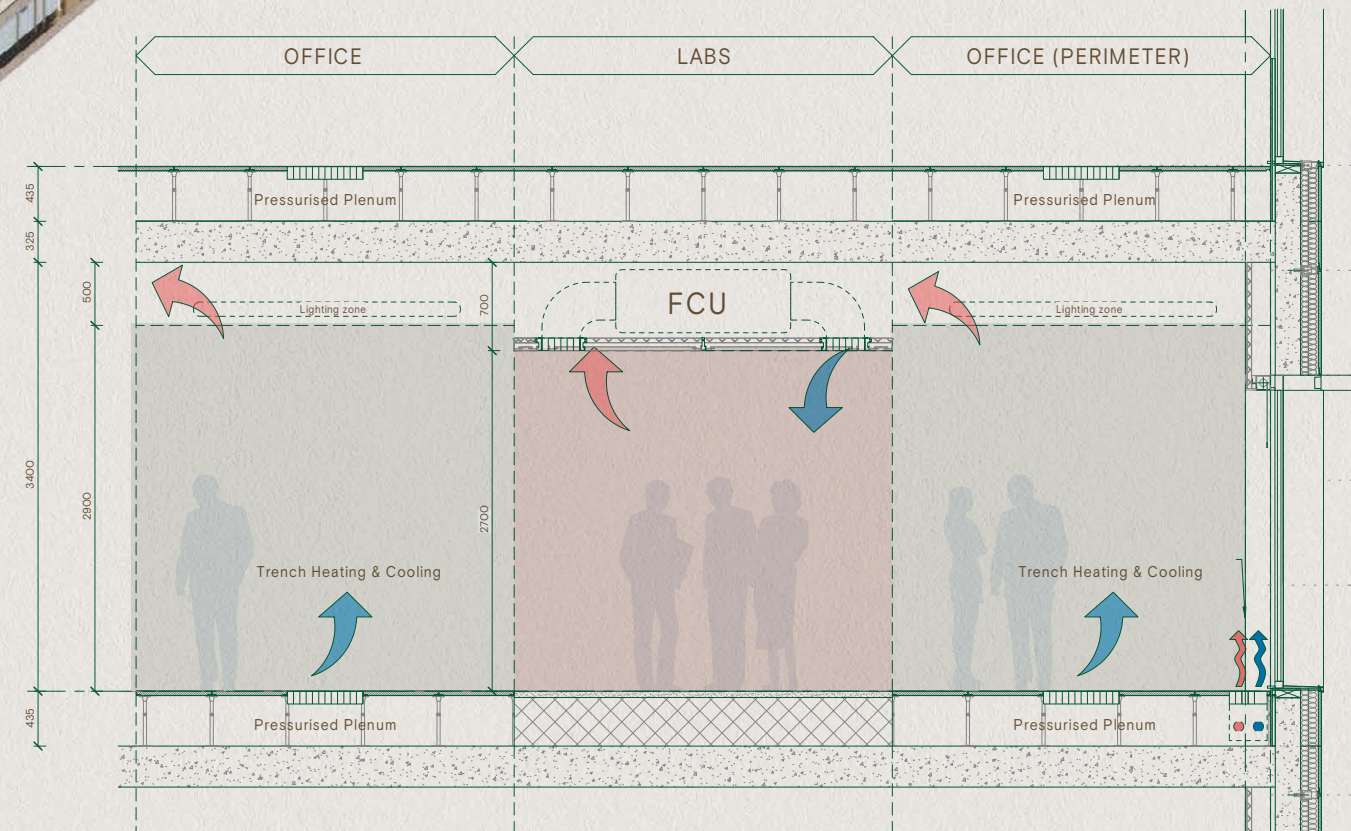
Winter garden

The robust base build has the flexibility to be adapted for lab use if required by occupiers.

The floor levels are set to allow a generous raised access floor. However, should a laboratory space within the floor plate be required, the raised access floor and service floor void can be replaced with localised solid floor areas. Made from void former and screed, or foamed concrete to provide the low vibration required for common lab uses. Where this type of base is not required, the floor can be sealed to make it impervious to spills and chemicals.

Additional air handling units can be located on the roof and this air can be ducted to the laboratory areas from the cores. Additional fan coil units or VAV units and a suspended ceiling will then be installed to provide fresh air, heating and cooling to the lab spaces.

Riser space allocation suggests that a maximum lab-office split of 50/50 will be possible.



LAB ENABLED



ARBOUR, 300 SOUTH OAK WAY



100 Longwater Avenue
Conference Centre
Marketing Suite
BYTE CAFÉ

100 Brook Drive
PERK CAFÉ

Reading Gate
Retail Park
itsu **M**
COSTA **KFC**
COFFEE

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 SITE PLAN



Green Park to Reading 7 minutes

Reading to Paddington 23 minutes

Reading Green Park train station opened in May 2023. The station connects the park directly to Reading Station (national rail network and the Elizabeth Line) with up to four trains an hour and a journey time of approximately seven minutes.



Reading station to...

Paddington
23 minutes

Slough
19 minutes

Maidenhead
12 minutes

Green Park is located close to Junction 11 of the M4, allowing easy access to and from Heathrow and Central London.

A dedicated Green Wave bus service links Green Park with Reading station. Services run every 10 minutes at peak times, and also call at Mere oak's Park and Ride.

CAR JOURNEYS

From Green Park (Sat Nav: RG2 6AT)

Reading station	3.3 miles	Newbury	22.4 miles
Theale	6.6 miles	London Heathrow	27.4 miles
Hook	12.5 miles	Oxford	28.7 miles
Basingstoke	15.8 miles	Central London	42.3 miles
Maidenhead	17.1 miles		

Source: google.co.uk/maps



There's a real sense of community at Green Park – from informal meetings happening at the cafés and restaurants – to friends catching up for a coffee or a work out. Delegates can also be seen making connections at the conference centre. Kids can also have fun at the play areas and crèche.



Green Park Everything you want.





Our aim is for Green Park to feel special, somewhere people enjoy working and care about. The Green Park team have designed a full programme of sporting and social activities with a focus on building a collective community which every employee feels part of.

In a typical year there are over 500 on-park events.

Green Park 500 events every year.





Green Park 195 acres of natural beauty.



Green Park provides the opportunity to take time for yourself from a busy day. From walking trails to picnic sites, you'll easily find a space for solitude amongst the flora and fauna of the park.

At Green Park we believe that an office should be developed with the peoples' health and wellness at the centre of design and we're proud to be aligned with the principles of the International Well Building Institute™ who are leading the global movement to transform buildings and communities in ways that help people thrive.





GREENPARK.CO.UK



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Any information given is entirely without responsibility.

November 2024.

Ref: 2310008 Designed by **JAMES&JAMES** | jamesjames.design



FURTHER INFORMATION

ARBOUR, 300 SOUTH OAK WAY



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