



Space to Grow

GreenPark

AUTUMN 2024



GreenPark



Current Opportunities

195

Acres of secure landscaped grounds.

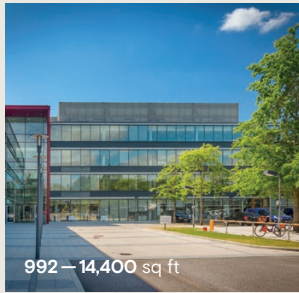
9K

Home to over 9,000 productive employees.

60+

Diverse businesses call Green Park home.

100
Longwater Avenue

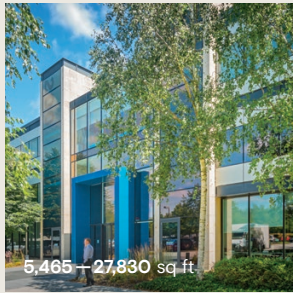


992 — 14,400 sq ft

Floor	sq ft	sq m
3 rd , Suite 20*	992	92
2 nd , South	6,698	622
2 nd , North	6,710	624
Total	14,400	1,338

* denotes fitted accommodation.

200
Longwater Avenue



5,465 — 27,830 sq ft

Floor	sq ft	sq m
1 st	15,308	1,422
Part Ground	5,465	508
Part Ground	7,057	656
Total	27,830	2,586

250
Longwater Avenue

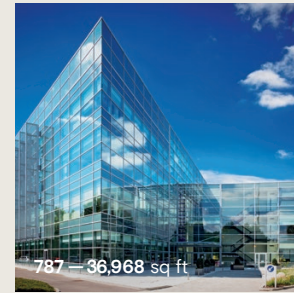


5,480 sq ft

Floor	sq ft	sq m
Part Ground East Wing*	5,480	508
Total	5,480	508

* denotes fitted accommodation.

100
Brook Drive

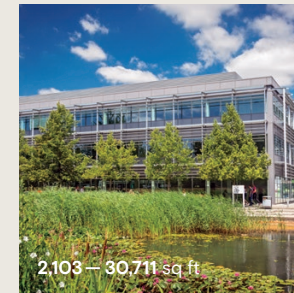


787 — 36,968 sq ft

Floor	sq ft	sq m
Part 3 rd	8,537	739
Part 3 rd	787	73
Part 2 nd *	10,771	1,001
Part 2 nd	2,732	254
Part Ground	2,166	201
Part Ground	4,341	403
Part Ground	3,669	341
Part Ground*	3,965	368
Total	36,968	3,380

* denotes fitted accommodation.

250
South Oak Way



2,103 — 30,711 sq ft

Floor	sq ft	sq m
Part 2 nd	2,893	269
Part 2 nd	11,939	1,109
Part 1 st	2,103	195
Part 1 st	1,310	122
Part Ground	7,655	711
Part Ground	4,811	447
Total	30,711	2,853

400
South Oak Way



9,737 — 19,643 sq ft

Floor	sq ft	sq m
1 st East	9,906	920
1 st West	9,737	905
Total	19,643	1,825



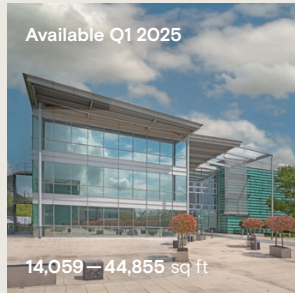
Future Opportunities

Canopy, 300 Brook Drive



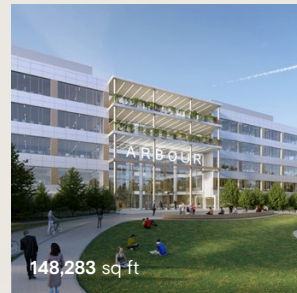
Floor	sq ft	sq m
2 nd	20,065	1,864
1 st	20,062	1,864
Ground	21,953	2,040
Total	62,080	5,768

350 Brook Drive



Floor	sq ft	sq m
2 nd	14,827	1,378
1 st	14,059	1,306
Ground	15,969	1,484
Total	44,855	4,168

Arbour, 300 South Oak Way



Floor	sq ft	sq m
4 th	35,037	3,255
3 rd	35,596	3,307
2 nd	35,596	3,307
1 st	37,264	3,462
Reception	4,790	445
Total	148,283	13,776

Bespoke Pre-let Opportunities

Off-plan pre-let.

600 South Oak Way

188,200 sq ft

One of the most prominent sites on the M4 corridor with excellent views across Longwater Lake.

700, 800 & 900 South Oak Way

319,000 sq ft

Fronting the M4 motorway these three buildings offer a high profile campus or individual HQ offices.

500 & 600 Longwater Avenue

240,000 sq ft

A opportunity to create a campus within the Park a short walk from Green Park Station.



SPACE TO GROW



100 Longwater Avenue
Conference Centre
Marketing Suite
BYTE CAFÉ

100 Brook Drive
PERK CAFÉ

Reading Gate
Retail Park

itsu
Mc
COSTA COFFEE
KFC

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

Key

Current Opportunities

Future Opportunities

Bespoke Pre-let Opportunities

CURRENT OPPORTUNITIES



Building	Total sq ft
100 Longwater Avenue	82,243
200 Longwater Avenue	43,552
250 Longwater Avenue	46,668
300 Longwater Avenue	101,936
350 Longwater Avenue	111,064
400 Longwater Avenue	119,424
450 Longwater Avenue	119,292
100 Brook Drive	85,782
200 Brook Drive	53,900
250 Brook Drive	67,280
300 Brook Drive	62,080
350 Brook Drive	44,855
400 Brook Drive	50,130
450 Brook Drive	31,166
500 Brook Drive	121,547
250 South Oak Way	50,624
300 South Oak Way	140,180
400 South Oak Way	106,020
450 South Oak Way	110,669
500 South Oak Way	44,029
550 South Oak Way	44,186

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November 2024. Reference 2310001.