



# Space to Grow

GreenPark

WINTER 2025

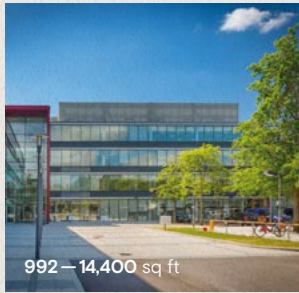


GreenPark



# Current Opportunities

## 100 Longwater Avenue

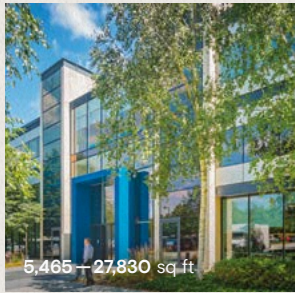


992 — 14,400 sq ft

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

\* denotes fitted accommodation.

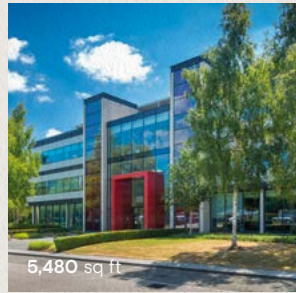
## 200 Longwater Avenue



5,465 — 27,830 sq ft

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

## 250 Longwater Avenue



5,480 sq ft

Floor	sq ft	sq m
Part Ground East Wing*	5,480	508
<b>Total</b>	<b>5,480</b>	<b>508</b>

\* denotes fitted accommodation.

# 195

Acres of secure landscaped grounds.

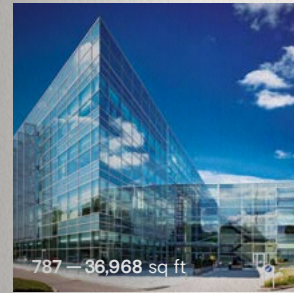
# 9K

Home to over 9,000 productive employees.

# 60+

Diverse businesses call Green Park home.

## 100 Brook Drive

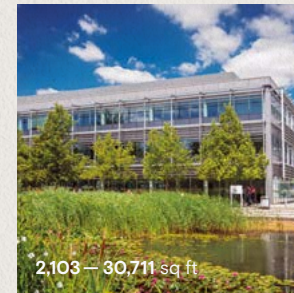


787 — 36,968 sq ft

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

\* denotes fitted accommodation.

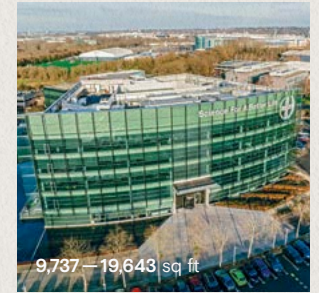
## 250 South Oak Way



2,103 — 30,711 sq ft

Floor	sq ft	sq m
Part 2 <sup>nd</sup>	2,893	269
Part 2 <sup>nd</sup>	11,939	1,109
Part 1 <sup>st</sup>	2,013	195
Part 1 <sup>st</sup>	1,310	122
Part Ground	7,655	711
Part Ground	4,811	447
<b>Total</b>	<b>30,621</b>	<b>2,844</b>

## 400 South Oak Way



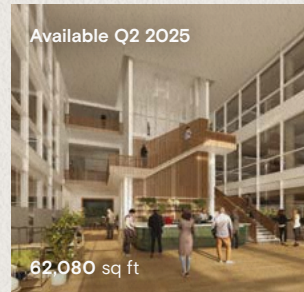
9,737 — 19,643 sq ft

Floor	sq ft	sq m
1 <sup>st</sup> East	9,906	920
1 <sup>st</sup> West	9,737	905
<b>Total</b>	<b>19,643</b>	<b>1,825</b>



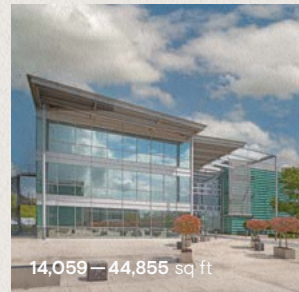
### Future Opportunities

#### Canopy, 300 Brook Drive



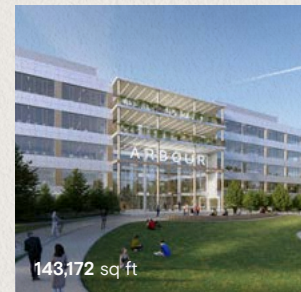
Floor	sq ft	sq m
2 <sup>nd</sup>	20,065	1,864
1 <sup>st</sup>	20,062	1,864
Ground	21,953	2,040
<b>Total</b>	<b>62,080</b>	<b>5,768</b>

#### 350 Brook Drive



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

#### Arbour, 300 South Oak Way



Floor	sq ft	sq m
4 <sup>th</sup>	35,263	3,276
3 <sup>rd</sup>	35,263	3,276
2 <sup>nd</sup>	33,928	3,152
1 <sup>st</sup>	33,928	3,152
Reception	4,790	445
<b>Total</b>	<b>143,172</b>	<b>13,301</b>

# 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



**TESCO**  
Green Park Station

Green Park Village

100 Longwater Avenue

100 Brook Drive

200 Longwater Avenue

BRITANNIA

GROWDSTRIKE

nVIDIA

North Entrance

250 Longwater Avenue

datto

Regus

Let (Confidential)

500 & 600 Longwater Avenue

THALES

Canopy

100 Longwater Avenue  
Conference Centre  
Marketing Suite  
**BYTE CAFÉ**

100 Brook Drive  
**PERK CAFÉ**

Reading Gate Retail Park

itsu  
Mc  
COSTA COFFEE  
KFC

South Entrance

Future Expansion Area

wood.

350 Brook Drive

Let (Confidential)

Voco Hotel

Select Car Leasing Stadium

Towards London

A33

700, 800 & 900 South Oak Way

LANDMARK  
Build. workshop

250 South Oak Way

Costco

Towards Bristol

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 over 1,000 homes

Tennis Court / Multipurpose Sports Court

600 South Oak Way

PEPSICO

400 South Oak Way

BAYER

Arbour

Towards London

M4

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	143,172
400 South Oak Way	106,020
450 South Oak Way	110,669
500 South Oak Way	44,029
550 South Oak Way	44,186


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.

February 2025. Reference 2310001.