

300 Brook Drive

GreenPark

62,080 SQ FT



GreenPark

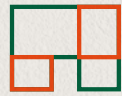




Refurbishment outline scope



All electric, low carbon with electricity procured from renewable sources.



Flexible floor plates



Café bar and communal breakout space in reception.



9m sliding door opening on to new landscaped terrace.



New feature stairs linking all floors.



New cycle and shower hub.



Fantastic floor to ceiling height (3m) with full height glazing.



EV charging.



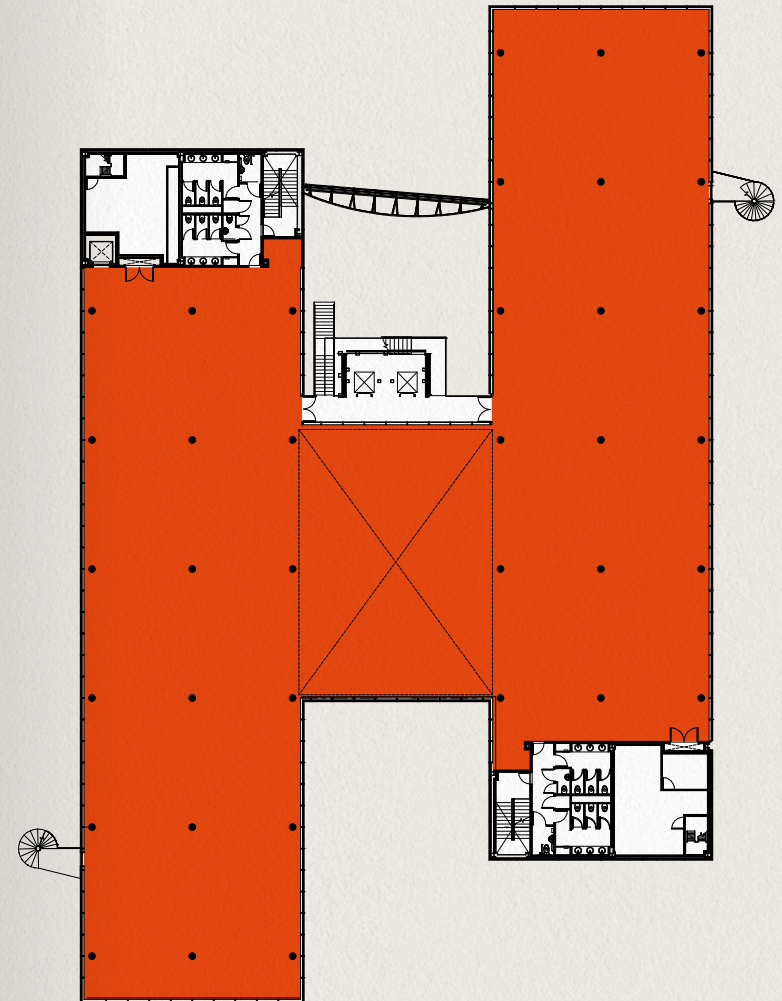
Schedule of availability	sq ft	sq m	Parking
Second Floor	20,060	1,864	72
First Floor	20,060	1,864	72
Ground Floor	21,960	2,040	77
Total	62,080	5,768	221



Ground floor



Upper floor





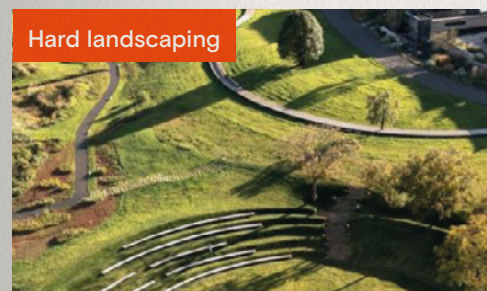
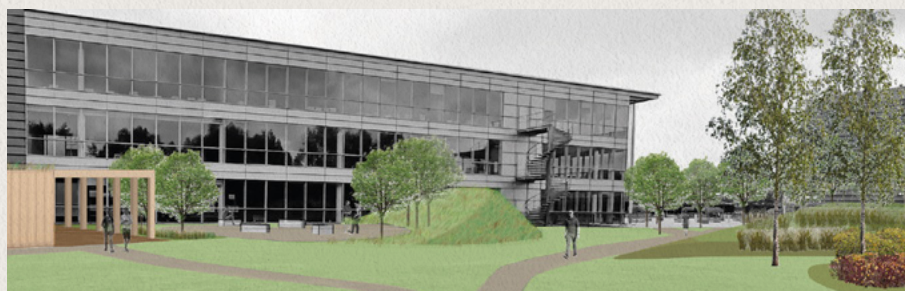
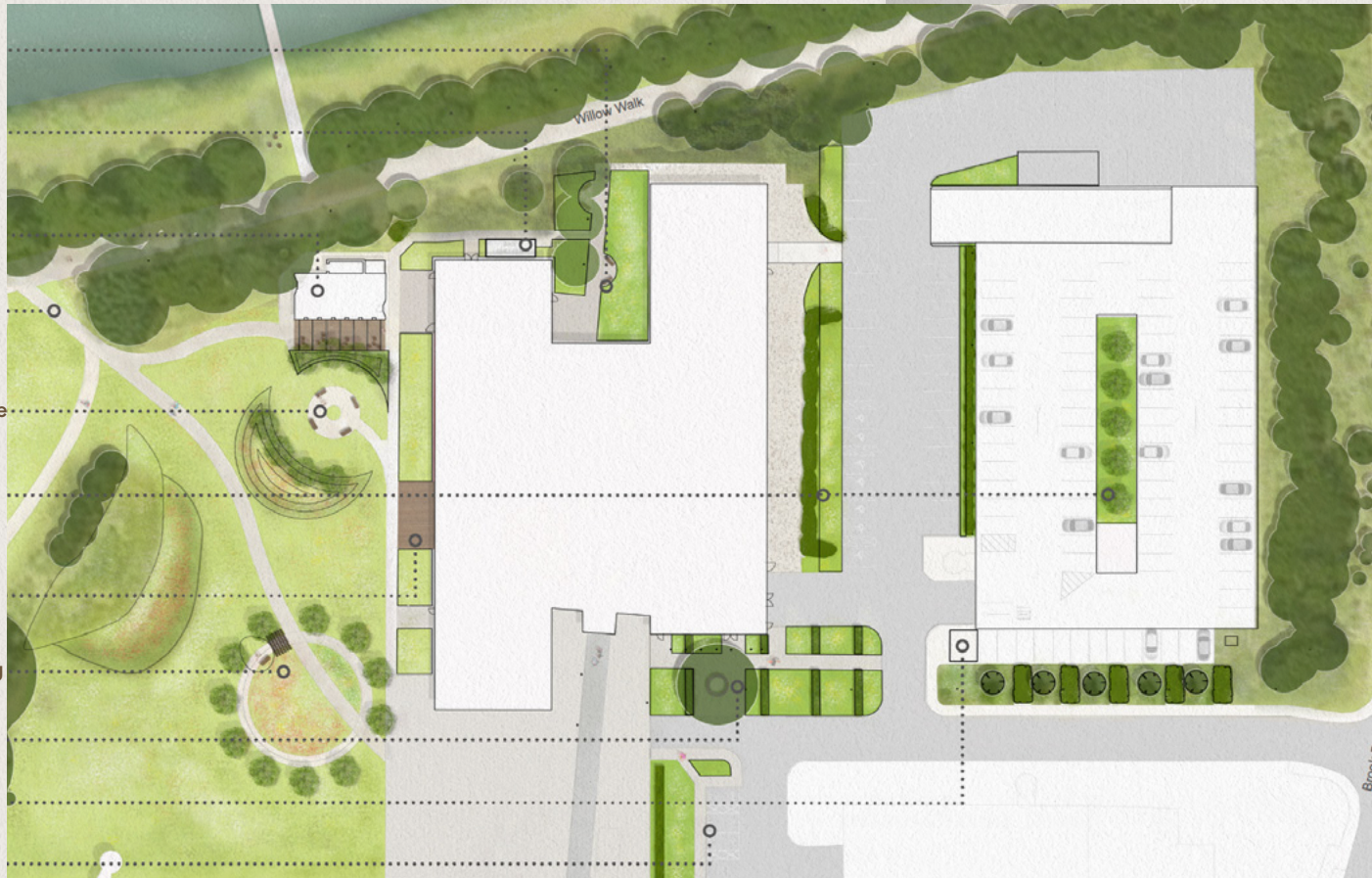




Landscape plan

- Planting and seating
- Cycle shelter and repair station
- Sedum roof
- Direct access to Willow Walk
- Amphitheatre
- Enhanced herbaceous area
- Decked terrace
- Orchard ring
- Cycle stand and VIP car parking spaces

300 BROOK DRIVE

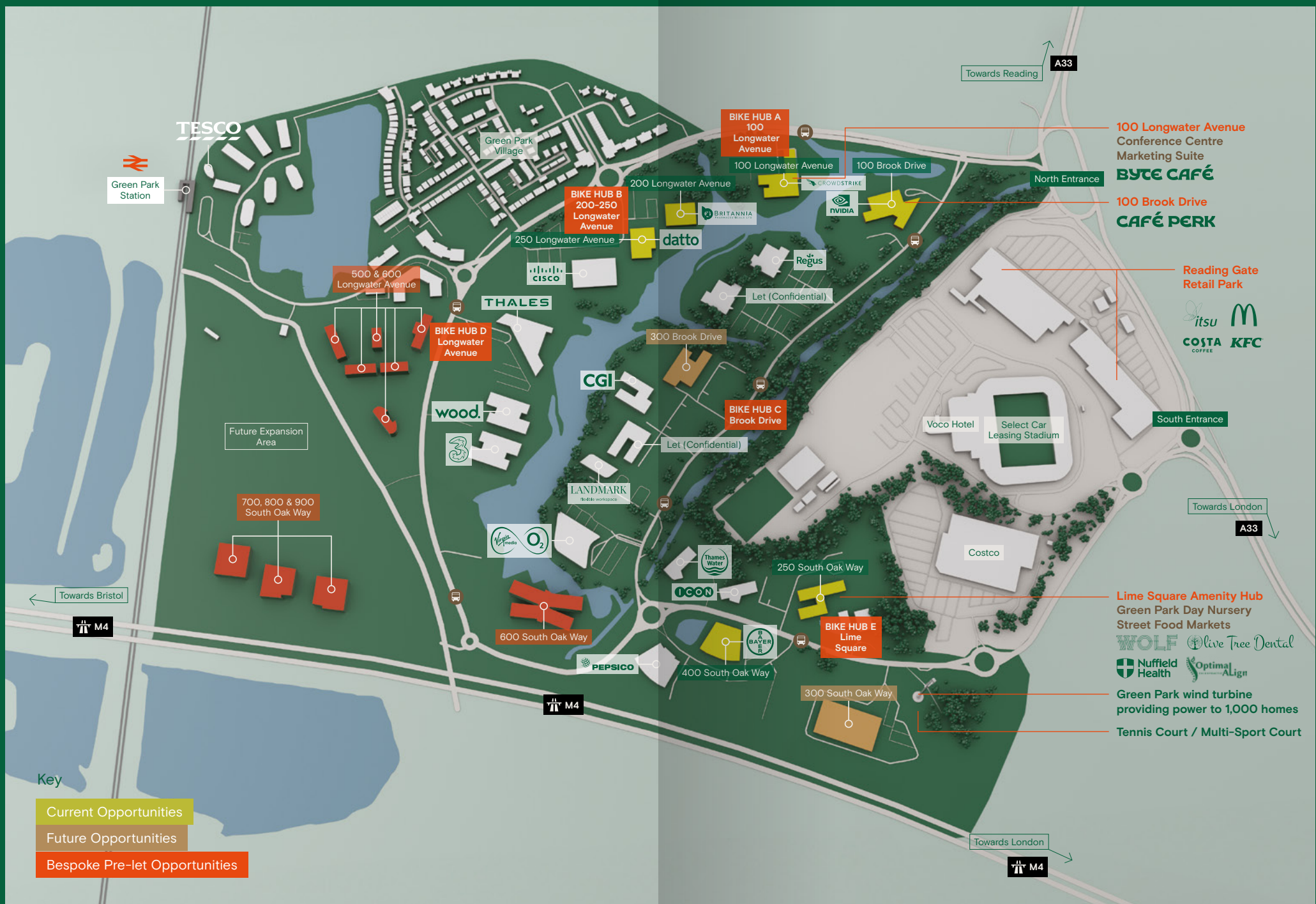


The area outside 300 Brook Drive is undergoing a transformation, incorporating new lighting, seating and planted areas.



300 BROOK DRIVE

GREEN PARK



TESCO
Green Park Station



Green Park Village

500 & 600 Longwater Avenue

BIKE HUB D Longwater Avenue

THALES

wood.

Future Expansion Area

700, 800 & 900 South Oak Way

Virgin **O2**

600 South Oak Way

PEPSICO

LANDMARK
Ride workshop

ICON

400 South Oak Way

BAYER

250 South Oak Way

300 South Oak Way

BIKE HUB E Lime Square

300 Brook Drive

BIKE HUB C Brook Drive

CGI

200 Longwater Avenue

BIKE HUB B 200-250 Longwater Avenue

250 Longwater Avenue

datto

BRITANNIA

100 Longwater Avenue

BIKE HUB A 100 Longwater Avenue

ROWDSTRIKE

NVIDIA

100 Brook Drive

Regus

Let (Confidential)

Let (Confidential)

Voco Hotel

Select Car Leasing Stadium

Costco

Towards Reading

A33

North Entrance

100 Longwater Avenue
Conference Centre
Marketing Suite
BYTE CAFÉ

100 Brook Drive
CAFÉ PERK

Reading Gate Retail Park

itsu **Mc**
COSTA COFFEE **KFC**

South Entrance

Towards London

A33

Lime Square Amenity Hub
Green Park Day Nursery
Street Food Markets

WOLF **Live Tree Dental**
Nuffield Health **Optima Align**

Green Park wind turbine providing power to 1,000 homes

Tennis Court / Multi-Sport Court

Key

- Current Opportunities
- Future Opportunities
- Bespoke Pre-let Opportunities

Towards London

M4



GreenPark

Find out more about bringing your business to Green Park.

Contact our appointed leasing agents or visit:

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



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July 2024. Reference 2402005.