



Space to Grow





Current Opportunities

195

Acres of secure landscaped grounds.

9K

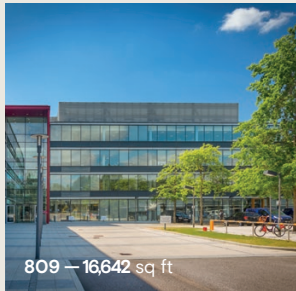
Home to over 9,000 productive employees.

60+

Diverse businesses call Green Park home.

SPACE TO GROW

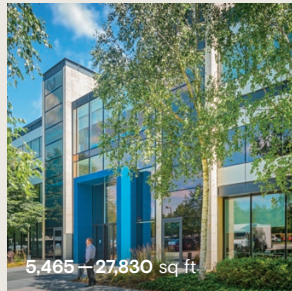
100
Longwater Avenue



Floor	sq ft	sq m
3 rd , Suite 20*	992	92
2 nd , Suite 9**	809	75
2 nd , South	6,698	622
2 nd , North	6,710	624
2 nd , Suite 14*	1,433	133
Total	16,642	1,546

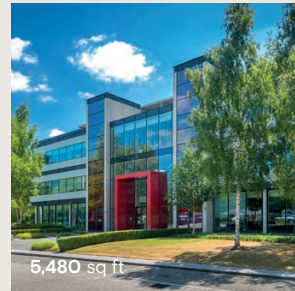
*denotes fitted accommodation.
**available from 1st December 2025.

200
Longwater Avenue



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

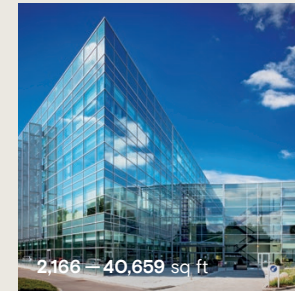
250
Longwater Avenue



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

*denotes fitted accommodation.

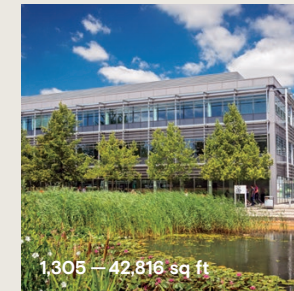
100
Brook Drive



Floor	sq ft	sq m
Part 3 rd	8,537	739
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	4,478	416
Part Ground*	3,965	368
Part Ground	3,669	341
Total	40,659	3,723

*denotes fitted accommodation.

250
South Oak Way



Floor	sq ft	sq m
Part 2 nd	2,893	269
Part 2 nd	4,594	427
Part 2 nd *	11,939	1,109
Part 1 st	7,606	707
Part 1 st	2,013	187
Part 1 st	1,305	121
Part Ground	7,655	711
Part Ground	4,811	447
Total	42,816	3,978

*denotes fitted accommodation.

400
South Oak Way



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

CURRENT OPPORTUNITIES



Canopy, 300 Brook Drive

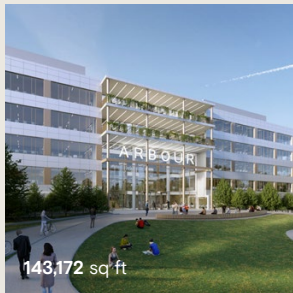


62,080 sq ft

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

Future Opportunities

Arbour, 300 South Oak Way



143,172 sq ft

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

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

COSTA COFFEE **KFC**

Lime Square Amenity Hub
Green Park Day Nursery
Street Food Markets

Green Park wind turbine
providing power to over
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	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.

September 2025. Reference 2509006.