



400 South Oak Way

GreenPark

9,737–19,643 SQ FT



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Overflowing with natural light from floor-to-ceiling windows, this versatile space gives your staff an inspiring environment from which to work.

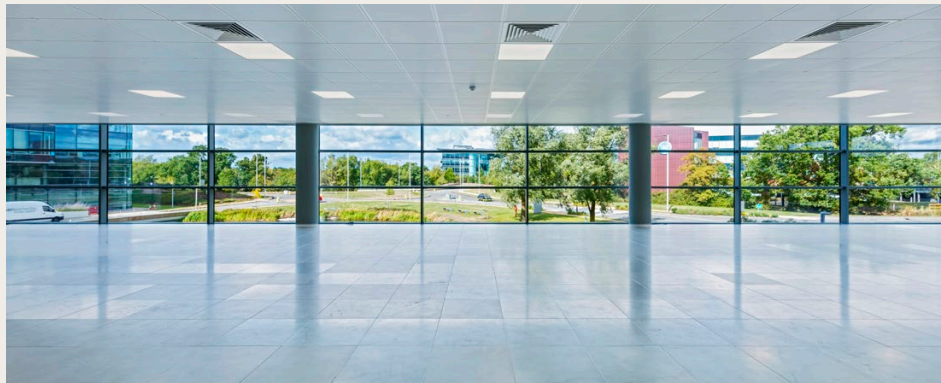
It's highly visible from the M4 with signage potential to amplify your business presence.



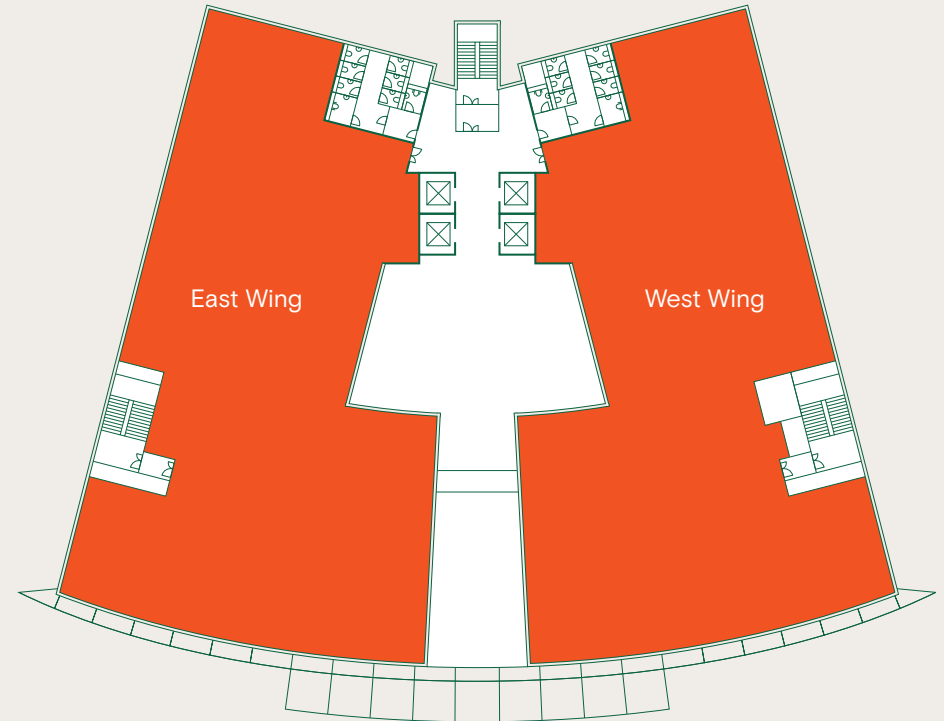
Specifications

- Four pipe fan coil air conditioning
- Fully accessible raised floors
- LED lighting
- Flexible range of CAT A finishes available
- Car parking ratio of 1:248 sq ft
- Showers and bike racks
- Four x 13 person glass scenic lifts
- One goods lift
- Imposing full height atrium
- 24 hour security on the Park
- BREEAM Excellent
- EPC - B

Current Occupier:



FIRST FLOOR



ACCOMMODATION

Schedule of availability	Parking spaces	sq ft	sq m
1 st East	39	9,906	920
1 st West	39	9,737	905
Total	78	19,643	1,825



TESCO
Green Park Station

Future Expansion Area

Green Park Village

250 Longwater Avenue
Kaseya

THALES

wood.



LANDMARK
Build. workshop



wood.



Arbour

100 Longwater Avenue

100 Brook Drive

200 Longwater Avenue
BRITANNIA

GROWDSTRIKE
nVIDIA

250 Longwater Avenue
Cisco

Let

Regus

Canopy

Let

Let

Voco Hotel

Select Car Leasing Stadium

Costco

250 South Oak Way

Towards Bristol



Towards London



Towards Reading



100 Longwater Avenue
Conference Centre
Marketing Suite
BYTE CAFÉ
100 Brook Drive
PERK CAFÉ

Reading Gate Retail Park



South Entrance

Towards London



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



GreenPark

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



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