

Space to grow

Discover a great location to build a great business

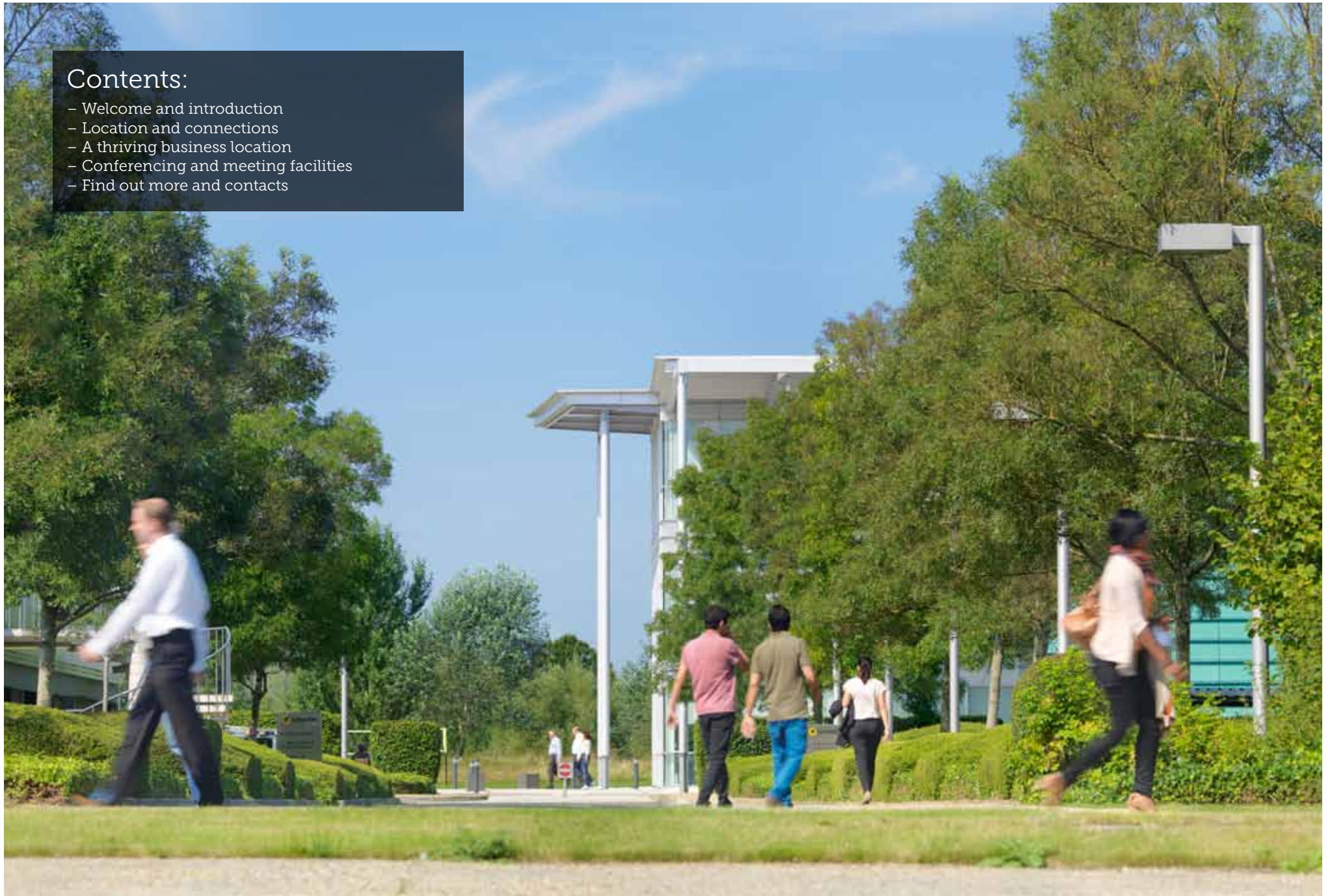


GreenPark 

Discover better

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- Conferencing and meeting facilities
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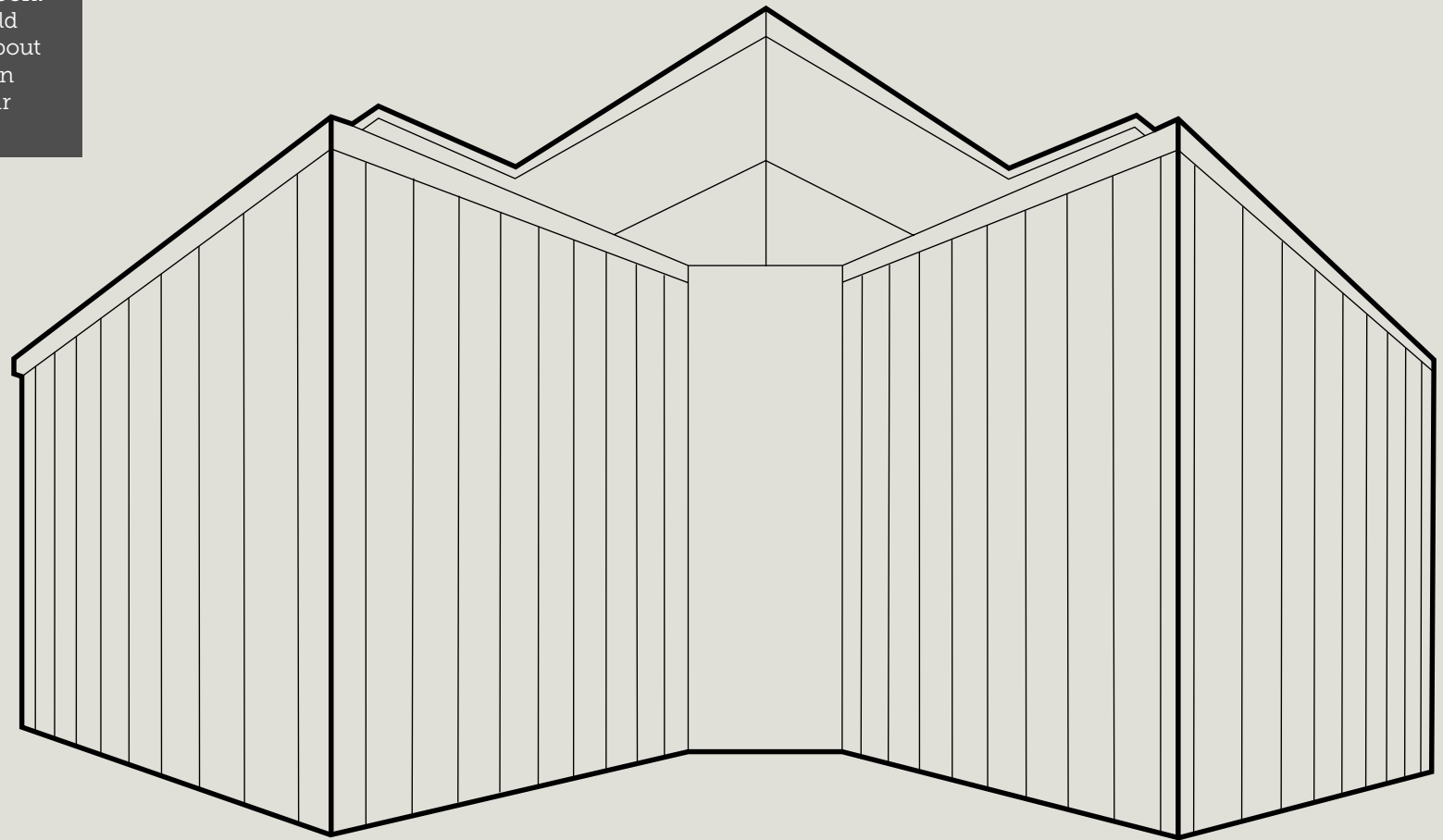
400 Longwater Avenue

Pre-let

Total: **128,522 ft²**

More information coming soon.

In the mean-time, if you would like to speak with someone about a pre-let opportunity on Green Park, please contact one of our appointed leasing agents.



500-600 Longwater Avenue

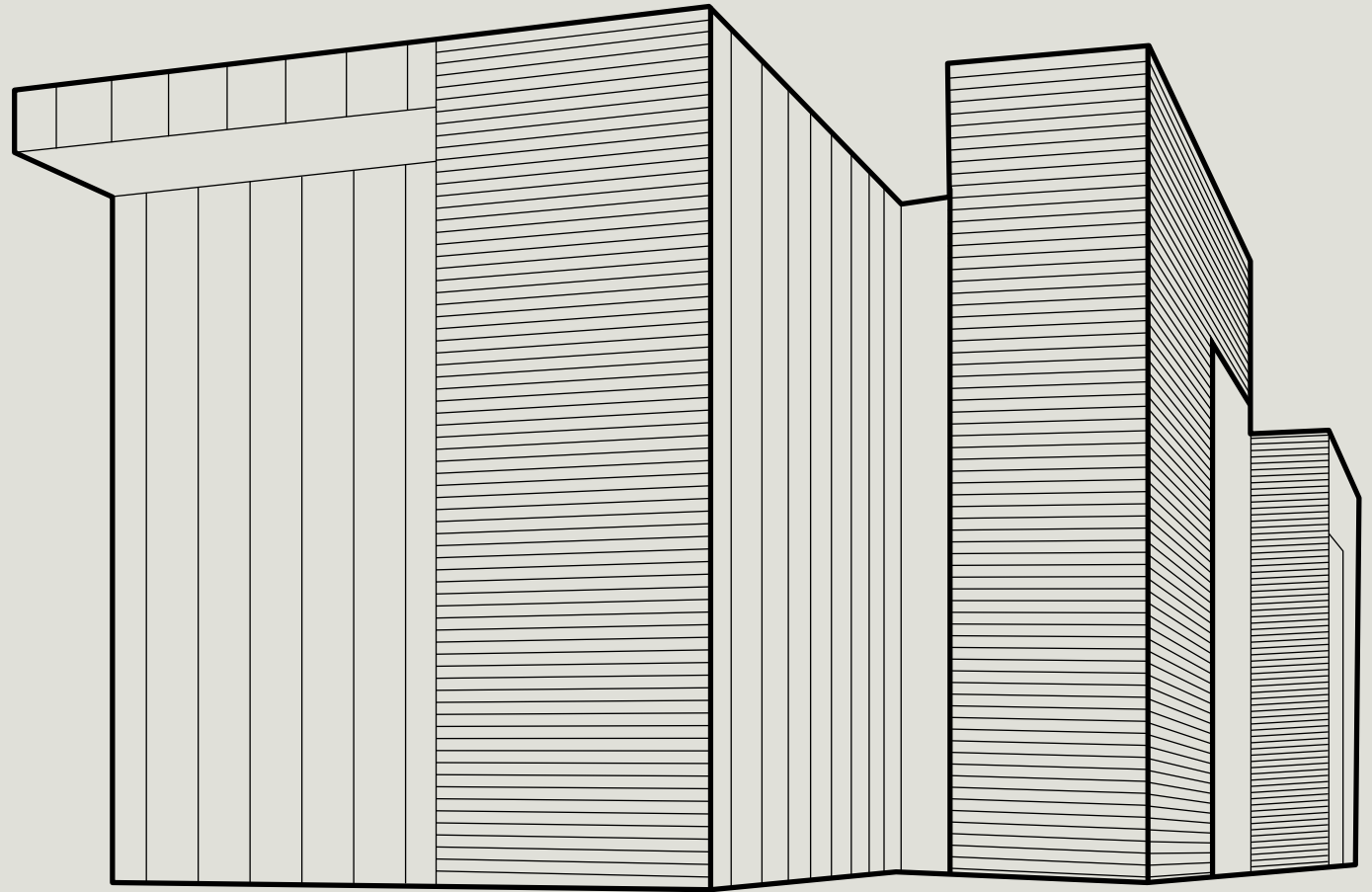
Pre-let

From: **21,000 ft²**

To: **208,851 ft²**

More information coming soon.

In the mean-time, if you would like to speak with someone about a pre-let opportunity on Green Park, please contact one of our appointed leasing agents.



700/800/900 South Oak Way

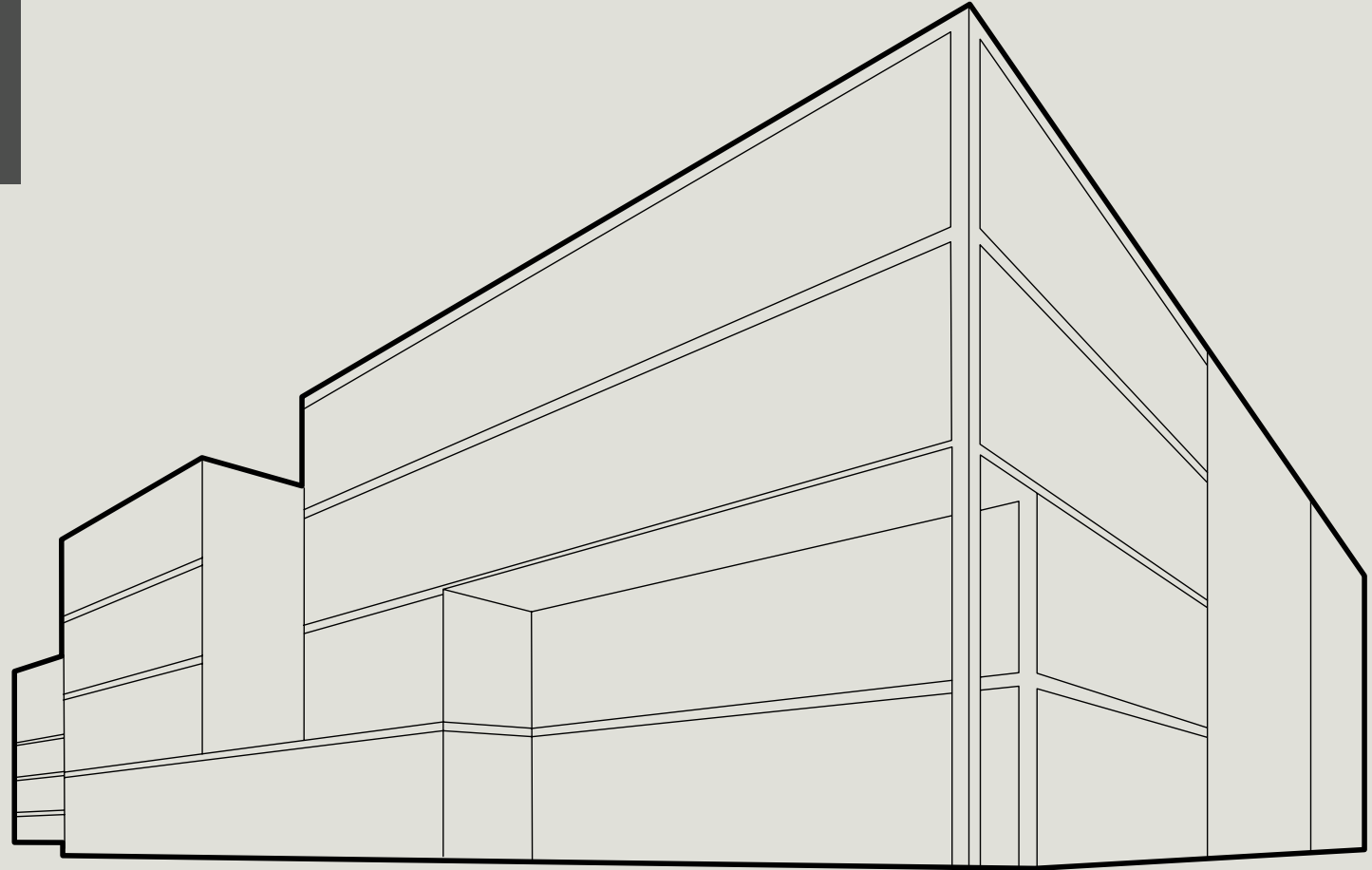
Pre-let

From: **75,000 ft²**

To: **319,000 ft²**

More information coming soon.

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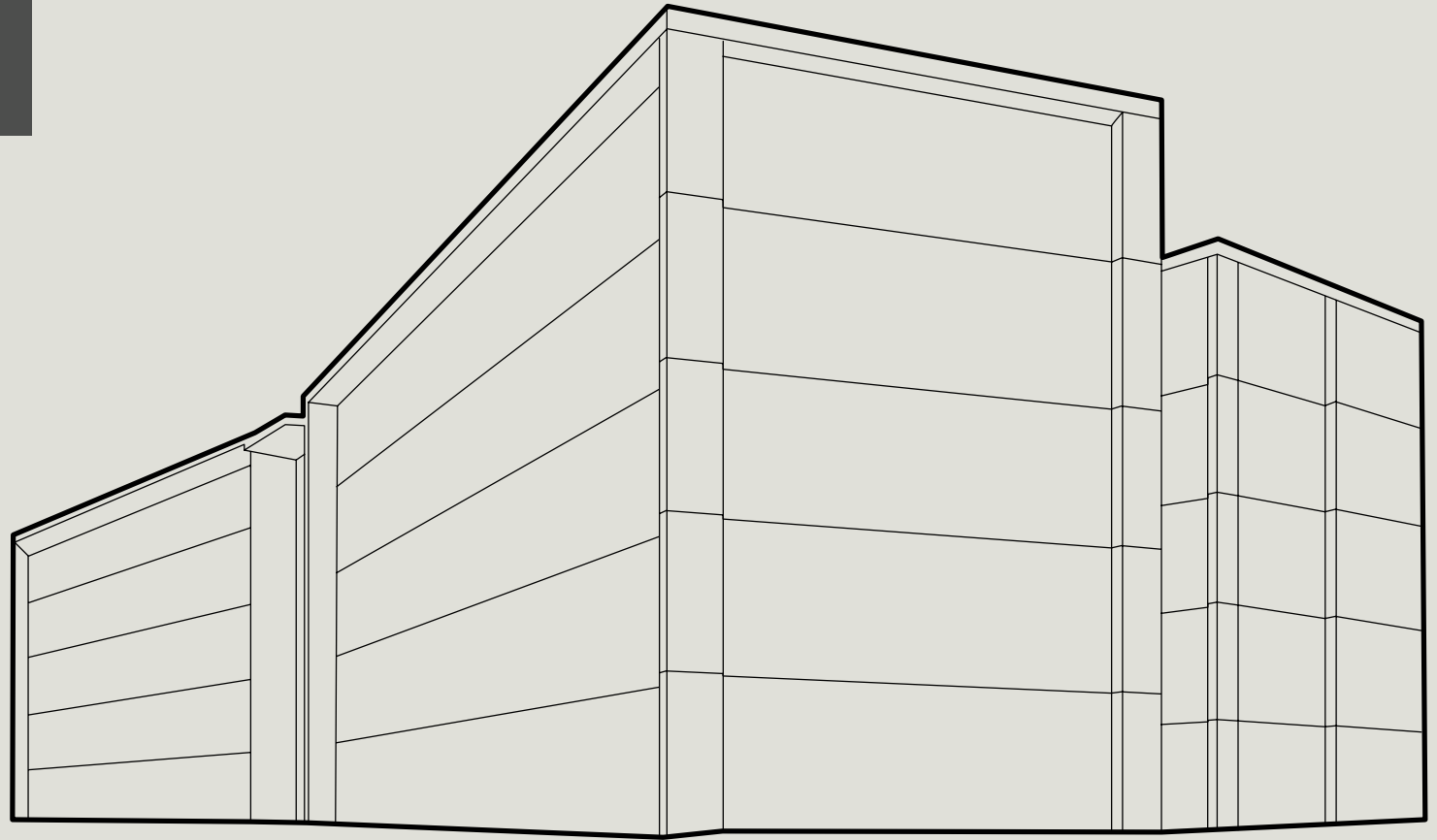
600 South Oak Way

Pre-let

Total: **188,200 ft²**

More information coming soon.

In the mean-time, if you would like to speak with someone about a pre-let opportunity on Green Park, please contact one of our appointed leasing agents.



"Good staff expect a certain standard of accommodation and they certainly get that at Green Park."

Janet Turner, Logica



All in a great day's work

Welcome to Green Park – a thriving and inspiring business community.

Discover better

Better connections to London and beyond.
Better work spaces. Better amenities.
Better company in an inspiring business community that's currently home to more than 30 companies employing about 5,000 people.

Architectural excellence

Green Park follows an original masterplan created by award-winning architects Foster + Partners, who designed 100 Longwater Avenue – one of the first buildings completed here. Other eminent architectural practices, including Nicholas Hare, RHWL, EPR, HOK, Scott Brownrigg, Tate Hindle, Hamiltons and Sidell Gibson, have designed buildings here.

Today, Green Park comprises 23 buildings, collectively totalling 1.4m sq ft. All provide light, comfortable work spaces which can be divided, appointed and expanded as necessary to meet the specific needs of your business.

A green and pleasant landscape

Green Park extends across 195 acres of parkland, sensitively landscaped and planted by Place Design & Planning to create an environment of natural contrasts that surprises and encourages biodiversity. A 2.3 megawatt wind turbine designed by Foster + Partners generates green energy on-site.

“Put simply, Green Park allows us to get on and do business, providing a great environment for our staff to work in – a crucial component when selecting a location.”

Intermec



Clockwise from left:
The newly refurbished café at 100 Longwater Avenue, Outside 500 South Oak Way, 200 Brook Drive.



A great business location



Strategically located in a fast-growing 'Innovation Corridor', half an hour from central London and Heathrow Airport – Green Park is a very well connected business community.

A hothouse business location

Green Park is located in the heart of The Thames Valley – an innovation corridor that is home to many ambitious businesses.

A deep talent pool

An estimated 3.7 million adults live within one hour's commute of Green Park, with 20% of those in employment, already working in managerial and senior positions.

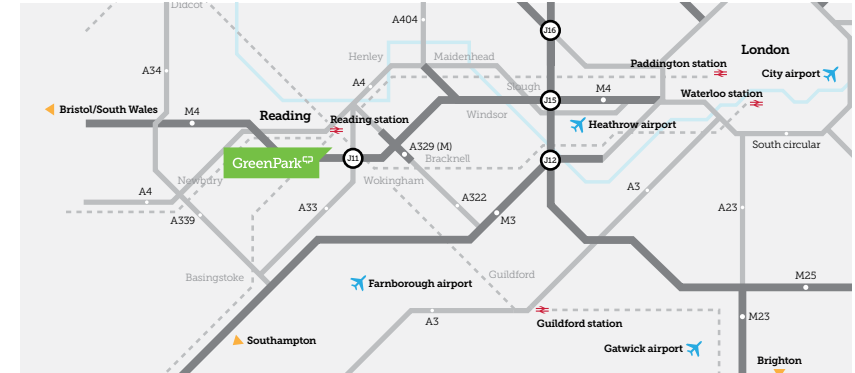


Very well connected

Green Park is 8 minutes from Reading station, which provides up to 12 high-speed rail services to central London every hour. Direct services also run to Oxford (23 minutes away) Bristol (53 minutes away) and Birmingham (92 minutes away).

With direct access to the M4 motorway at Junction 11, Heathrow Airport is just 30 miles away, with onward connections to Paris, Amsterdam, Moscow, New York, San Francisco, Tokyo and more than 150 other destinations.

Shuttle buses connect Green Park to Reading station and Reading town centre five days a week, with services every 10 minutes during peak periods and every 20 minutes at other times. Cycle lanes run between many buildings.



Easy access to easy living

Local places of interest include Cliveden House, Eton, Henley on Thames, Marlow, Windsor Castle and the university city of Oxford. Reading is a thriving commercial centre, offering every resource you would expect from a town with serious aspirations to city status, including excellent hotels and its own Premier League football team, Reading FC.

"...A cool, smart place to work with great travel links and gym, crèche and restaurant right next door."

Jayne Farrin, Head of Corporate Communications, Thames Water

Left to right:
Direct access to the M4 motorway,
Shopping in Reading city centre,
Map of surrounding area

"Lime square is the hub of Green Park and a regular place to meet whether it is with friends and colleagues at the Gym or over a bite to eat and a social drink at Zest. The park itself has well laid out paths and tracks which I regularly use for an early morning jog or a relaxing walk at lunchtime."

Nigel Townley, Engineering Director, Cisco Systems



A great place to build a great business

Green Park is so much more than a 'place of work'. Its location, architecture, landscaping and amenities make it a first choice for ambitious businesses.

Keeping very good company

Green Park is currently home to more than 30 occupiers, operating across a broad spectrum of industry sectors and employing about 5,000 people. Their diversity and combined energy have helped to build a thriving and inspiring business community.

Business with more buzz (and less bustle)

Our customers share a business environment that matches the 'buzz' of any urban location, but also provides many secluded spots and quiet corners: places to work alone, brainstorm with colleagues or relax at lunchtime.

All 23 buildings at Green Park are all designed to accommodate the way you work: providing the flexibility to create common spaces, quiet zones and informal breakout areas as you require them.

"It was the right choice – the facilities are first rate and everyone in the company benefits from an excellent working environment."

Charles Marchetti, Finance Director
of Archimedes Pharma



Above: Quintiles, 500 Brook Drive,
Below: Thames Water, 550 South Oak Way.

A great choice of local amenities



Green Park offers everything your people need to find the right work-life balance.

Great places to stretch your body & mind
The Nuffield Health & Fitness Club at Green Park provides a 20m swimming pool and fully equipped gymnasium as well as a health and beauty spa, sauna and steam room. There's also a comfortable lounge bar – the ideal spot to rehydrate and reflect on your efforts.



Great places to refill & refresh

Pick up your morning coffee or a lunchtime baguette at the newly refurbished café in 100 Longwater Avenue's atrium. Entertain colleagues or clients at Zest, a smart but unpretentious restaurant serving exceptional brasserie-style food.

Great places to shop

A new W H Smith travel retail concept will offer newspapers, magazines and stationery plus snacks, coffee and a dry cleaning service. A Costco Wholesale supermarket offers fresh food and a wide choice of other household goods at competitive prices.



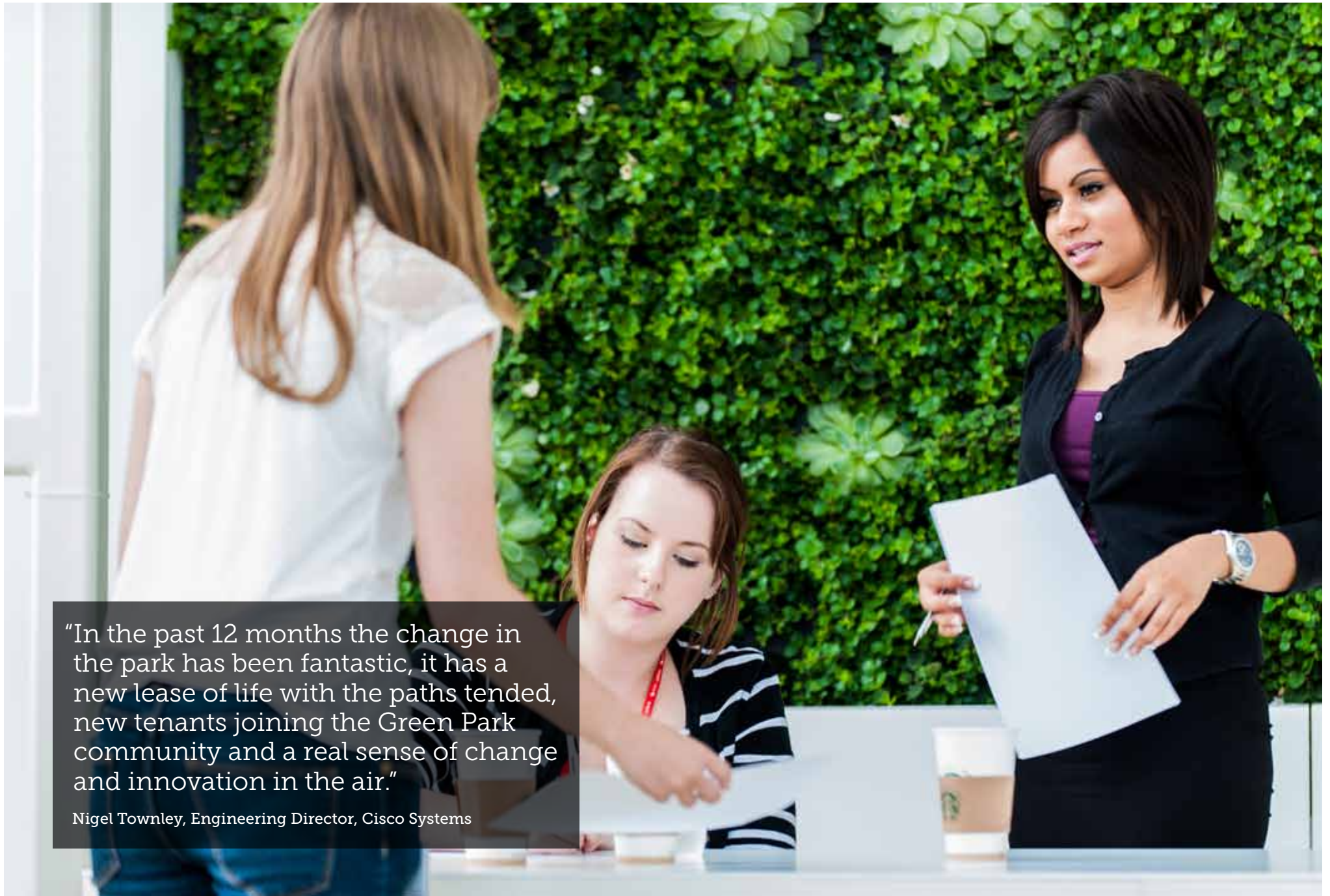
Great places for your family

Outstanding childcare facilities are available at Green Park. The Child Base Day Nursery provides day care facilities for up to 100 children in six playrooms, each complete with sensory and designated sleeping areas. The nursery is managed and run by a team of highly qualified professionals under the Child Care brand, which currently runs 34 nurseries across the UK.

The Mad House is a unique play and party environment that caters for toddlers and older kids. The Mad House café serves a great cup of coffee and a choice good family food.



Left to right:
The Child Base Day Nursery,
The Nuffield Health & Fitness
Club, Lunch at Lime Square,
20m swimming pool.



"In the past 12 months the change in the park has been fantastic, it has a new lease of life with the paths tended, new tenants joining the Green Park community and a real sense of change and innovation in the air."

Nigel Townley, Engineering Director, Cisco Systems

Nothing says more about your company than the company it keeps

Discover a thriving and inspiring business community.

Green Park is already home to more than 30 great companies, operating across many different industries and sectors.

Current occupiers:

Longwater Avenue

ACE
Ceridian
Chubb Insurance
Cisco
Dialog Semiconductor
DSSEC
ESL Pressalit Care
GMC
JLT
Quest
Raglan
SECBE
Sepura
Vocera
Wirebird

South Oak Way

Archimedes Pharma
Huawei
Itery
LivePerson
Logica
PRA
Sia
SumTotal Systems
Thames Water

Brook Drive

HSBC
Intermec
Quintiles
Regus
Symantec
Synopsys



Above: Quintiles, 500 Brook Drive
Below: Symantec, 300 Brook Drive

A great meeting place for businesses

Green Park offers customers and other discerning businesses across the UK, a choice of conference and meeting facilities that are second-to-none.

The Green Park Conference Centre
 Due to open in 2013, The Green Park Conference Centre – located at 100 Longwater Avenue – provides a perfect venue for business events of all kinds and at all scales, from one-to-one or small group meeting rooms, right through to seminars or annual conferences in our fully equipped 180 theatre style seating facilities.

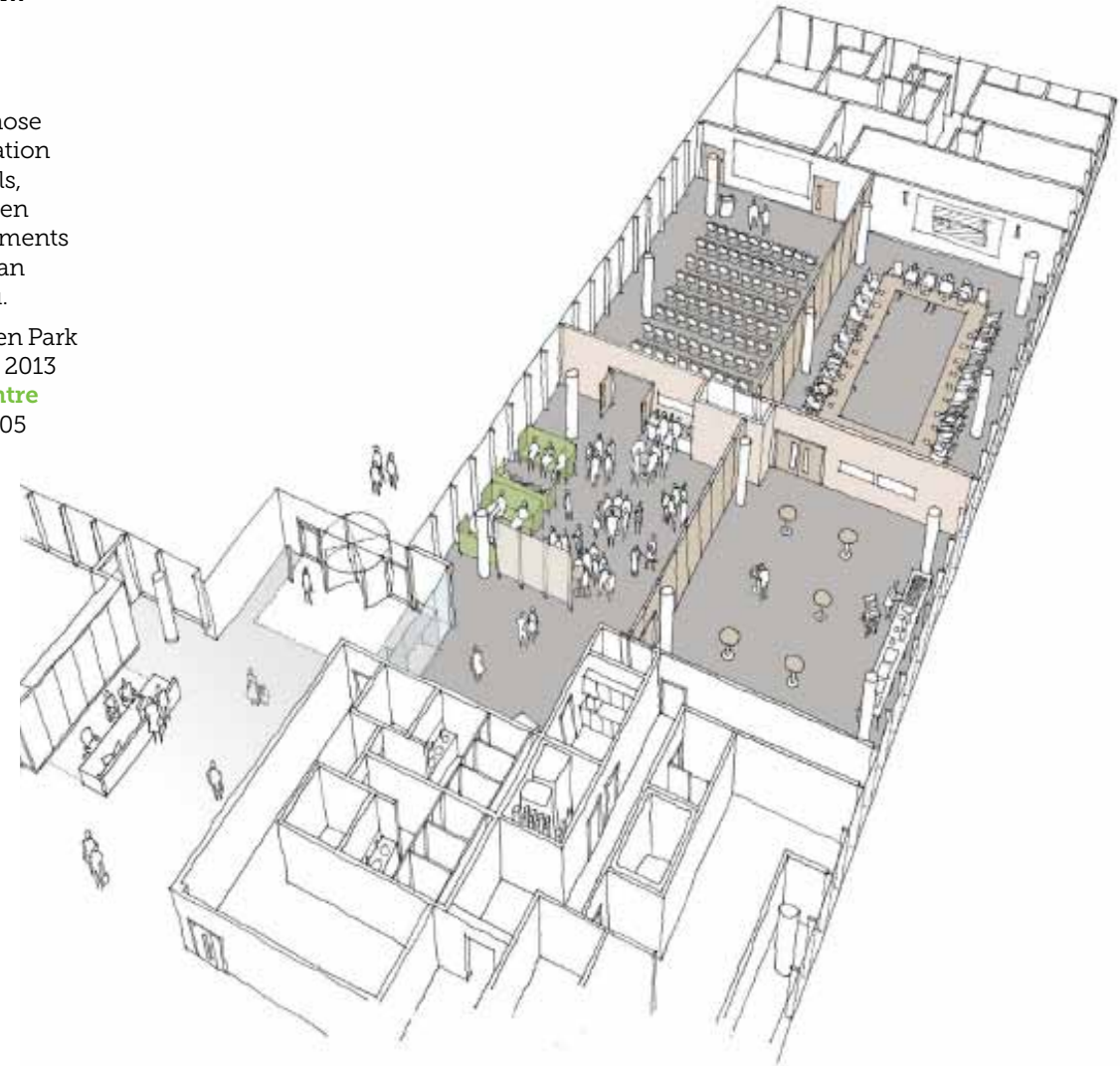
Room sizes range from two-seat to 180 theatre style spaces, all of which come fully equipped with state-of-the-art presentation connectivity, including wi-fi internet. We also provide video and audio conferencing suites.

If you prefer to meet on a more 'ad hoc' basis, the large, light-filled atrium at 100 Longwater Avenue, provides comfortable seating areas while our outdoor terrace offers inspiring lakeside views.

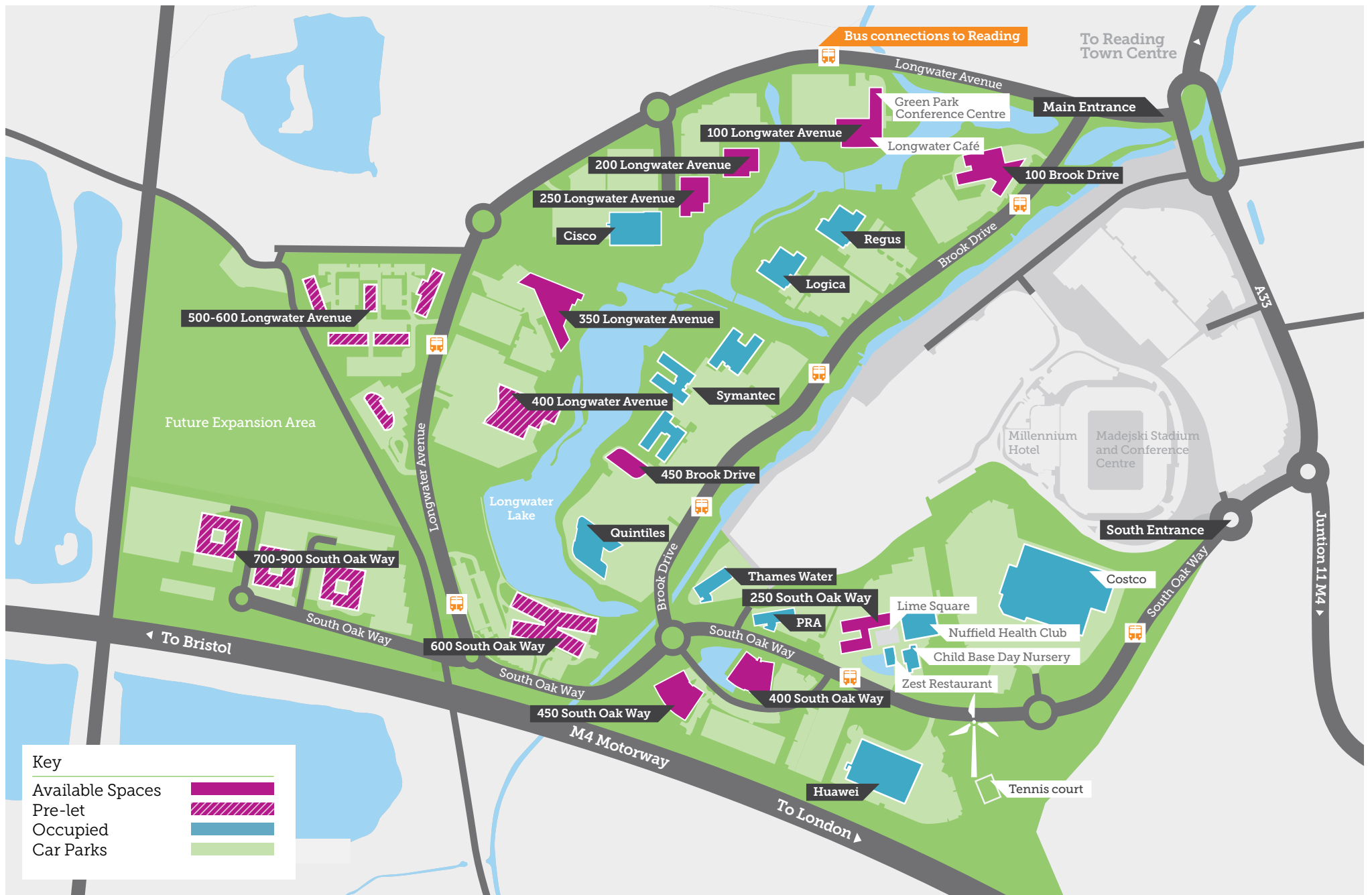
A friendly reception and management team ensures all guests receive a warm welcome and enjoy efficient service throughout their time at this truly exceptional business resource.

Car parking is available on site. For those who required overnight accommodation Reading offers a good choice of hotels, some within walking distance of Green Park. Please let us know your requirements at the time of your booking and we can source your accommodation for you.

You can find out more about the Green Park Conference Centre and pre-book for 2013 at greenpark.co.uk/conference-centre or call Nicole Coulson on 01189 450305



**Left: Meetings at Green Park
 Right: Conference Suite, 100
 Longwater Avenue**



Key

- Available Spaces
- Pre-let
- Occupied
- Car Parks

Make every day a great day at work



"We've received unparalleled support from the landlords during our transition onto the park and we're excited to be part of the growth here."

Emma Acton, SumTotal Systems UK Ltd



Find out more about bringing your business to Green Park. Contact our appointed leasing agents or discover more details for yourself at greenpark.co.uk/Contact/Leasing

Green Park buildings in detail

To find out more about the detailed specifications of available buildings at Green Park go to greenpark.co.uk/property/available-space

Discoverbetter#GreenPark

For up-to-the-moment info about new developments and events at Green Park follow us on [twitter @greenpark12](https://twitter.com/greenpark12)



From left to right: Cisco break away space, Walking through the park, Collaborative working at Thames Water.

Managed with pride by Oxford Properties Group

Green Park is owned and managed with pride by Oxford Properties Group. We take collaborative approach to property management – making key decisions in partnership with our customers to ensure we meet their current and future needs. This customer-centric approach has helped us build a global real estate portfolio currently valued at around C\$20 billion.

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Discover more

Find out more about bringing your business to Green Park.
Contact our appointed leasing agents:



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