

A NATURAL PROGRESSION

400 & 450 LONGWATER AVENUE



GreenPark 
a mapleiree property

IT'S ALL BEEN BUILDING

TO THIS

Green Park offers a high quality business environment in an established location with first class on-site amenities, already enjoyed by over 7,000 people on the Park. Our range of office accommodation gives forward thinking businesses the ability to flex and the space to perform. Now in our 20th year, Green Park is proud to announce two stunning new buildings, each with 116,994 sq ft of column-free, premium office space.

Due for Practical Completion in Q3 2020 to Category A finish, these two mirrored Grade A offices will offer a dramatic sense of arrival. Set within biodiverse, landscaped grounds, the buildings will benefit from expansive decking overlooking the central Longwater Lake.

The buildings will also benefit from close proximity to Green Park train station. This new station is scheduled for completion in 2020, providing a direct link to Reading mainline station and Crossrail services.





GREEN PARK STATION
(2020)

GREEN PARK VILLAGE

MADEJSKI STADIUM

LONGWATER LAKE

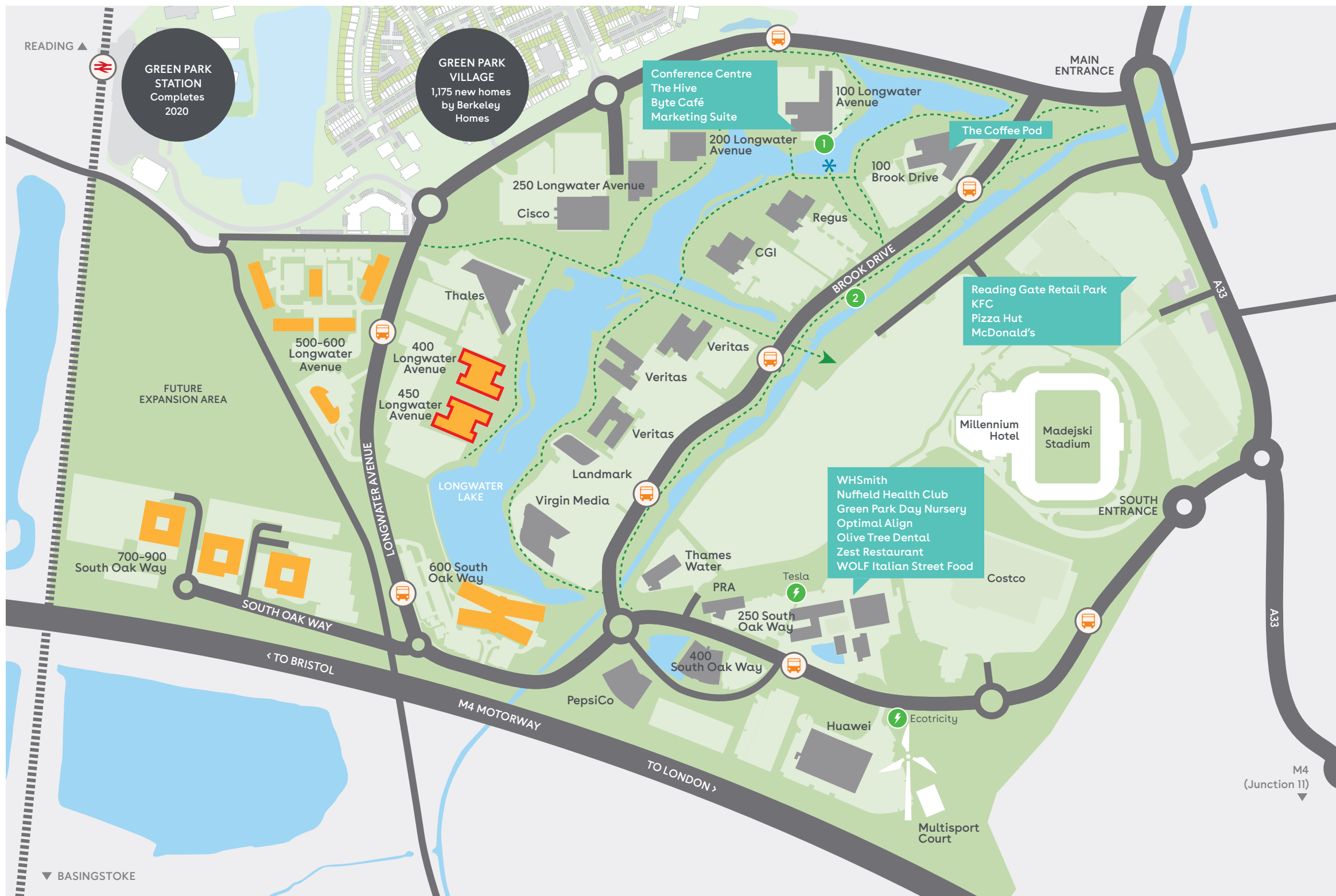
400 450

LONGWATER AVENUE

M4 MOTORWAY

IT'S IN OUR
NATURE

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.



- Available Pre-let opportunities
- Existing buildings
- Amenities
- Footpaths
- Trimtrails
- Boats
- Car Charging points

WELL-CONNECTED

Green Park is located close to Junction 11 of the M4, allowing easy access to and from Heathrow and Central London.

A dedicated Green Wave bus service links Green Park with Reading station. Services run every 10 minutes at peak times, and also call at the Madejski Stadium's Park and Ride.



CAR JOURNEYS FROM GREEN PARK

Sat Nav: RG2 6GB

Reading station	3.2 miles
Theale	6.6 miles
Hook	12 miles
Basingstoke	16 miles
Maidenhead	17 miles
Newbury	22 miles
Heathrow	29 miles
Oxford	29 miles
Central London	42 miles

Source: theaa.com



 GREEN PARK STATION (2020)

THE NEW GREEN PARK TRAIN STATION, scheduled to open in 2020, will connect Green Park directly to the national rail network and the Elizabeth Line through Reading station.

NATIONAL RAIL JOURNEY TIMES

from Reading station

Theale	7 mins
Maidenhead	13 mins
Slough	13 mins
Newbury	14 mins
Oxford	21 mins
London Paddington	26 mins
Guildford	34 mins
Heathrow	59 mins

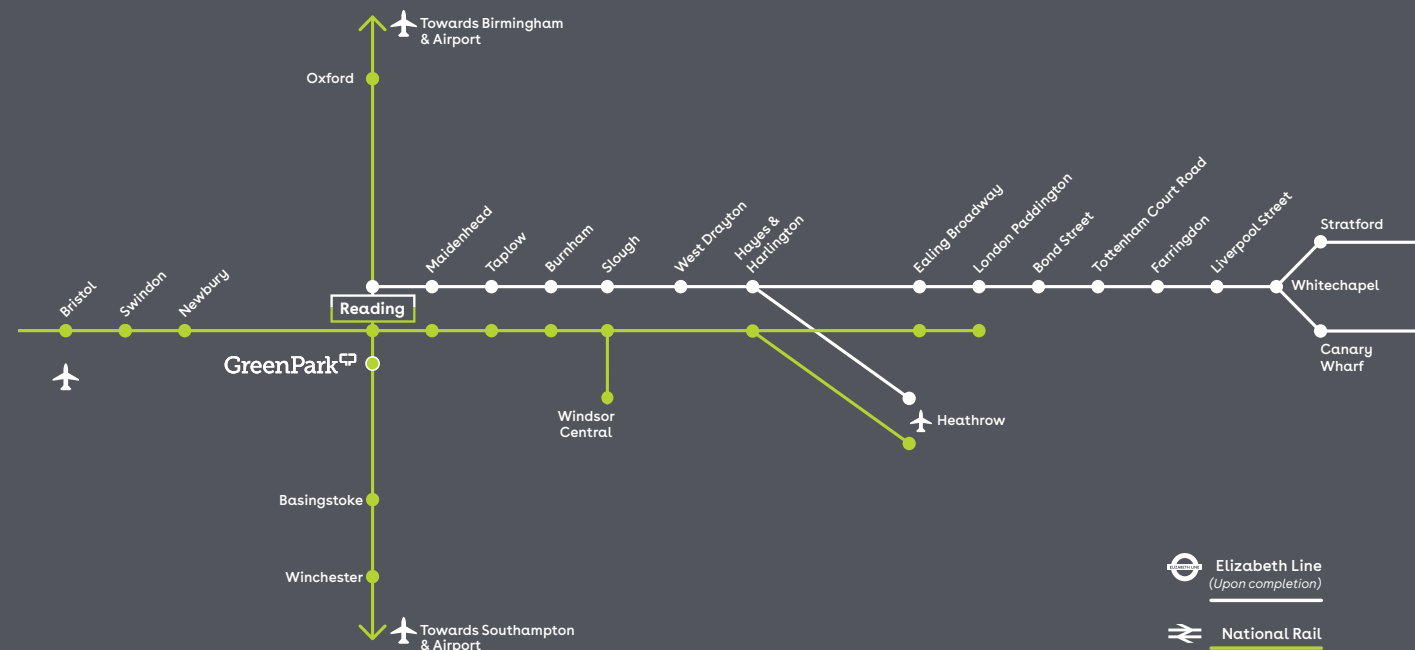
READING STATION connects directly to London Paddington up to twelve times per hour, with journey times from just 24 minutes.

ELIZABETH LINE JOURNEY TIMES

from Reading station (*upon completion*)

Maidenhead	12 mins
Slough	22 mins
Heathrow	38 mins
Bond Street	54 mins
Tottenham Court Road	55 mins
Liverpool Street	61 mins
Canary Wharf	68 mins

THE ELIZABETH LINE will provide a more straightforward route to Central London with direct trains to stations such as Bond Street, Liverpool Street and Canary Wharf.



Source: trainline.co.uk / crossrail.co.uk



SPACE FOR THE GREAT



AND SMALL

At Green Park, we have created an environment where being active can happen almost by accident. Our parkland setting has been planned and nurtured over 20 years to encourage biodiversity.

It is a twitcher's paradise with more than 60 species of birds, including sparrow hawks, peregrine falcons and kingfishers having been twitched here. Our lakes are stocked with carp, pike, bream and rudd* – simply being at Green Park is a healthy thing to do.

* The fishing season is from 16th June to 14th March

“In the last Quarter before we moved from Newbury, we had 60 applicants for around 15 jobs. In the Quarter after we moved to Green Park, we had 441 applicants for around 60 jobs, **showing an increase of close to 100% in the number of applicants per job.**”

SIMON GREENSTREET
HEAD OF COMMUNICATIONS & PUBLIC AFFAIRS,
BAYER UK / IRELAND



The landscape encourages you to take a stroll and enjoy the fresh air. There are row boats moored by the lake and ping pong tables dotted about. Walking, running, jogging, cycling, even a yoga session on the lawn – they all come naturally here.



Today's businesses know that a healthy and happy team is a productive team. And scientists at Harvard have established a clear link between regular exercise and improved memory and cognitive skills.



BOOST



That's why Green Park has so many opportunities for employees to get out and about and work up a sweat. Green Park offers multi-sport courts, running and cycling trails around the lake as well as organised activities such as boot camps and triathlon club.

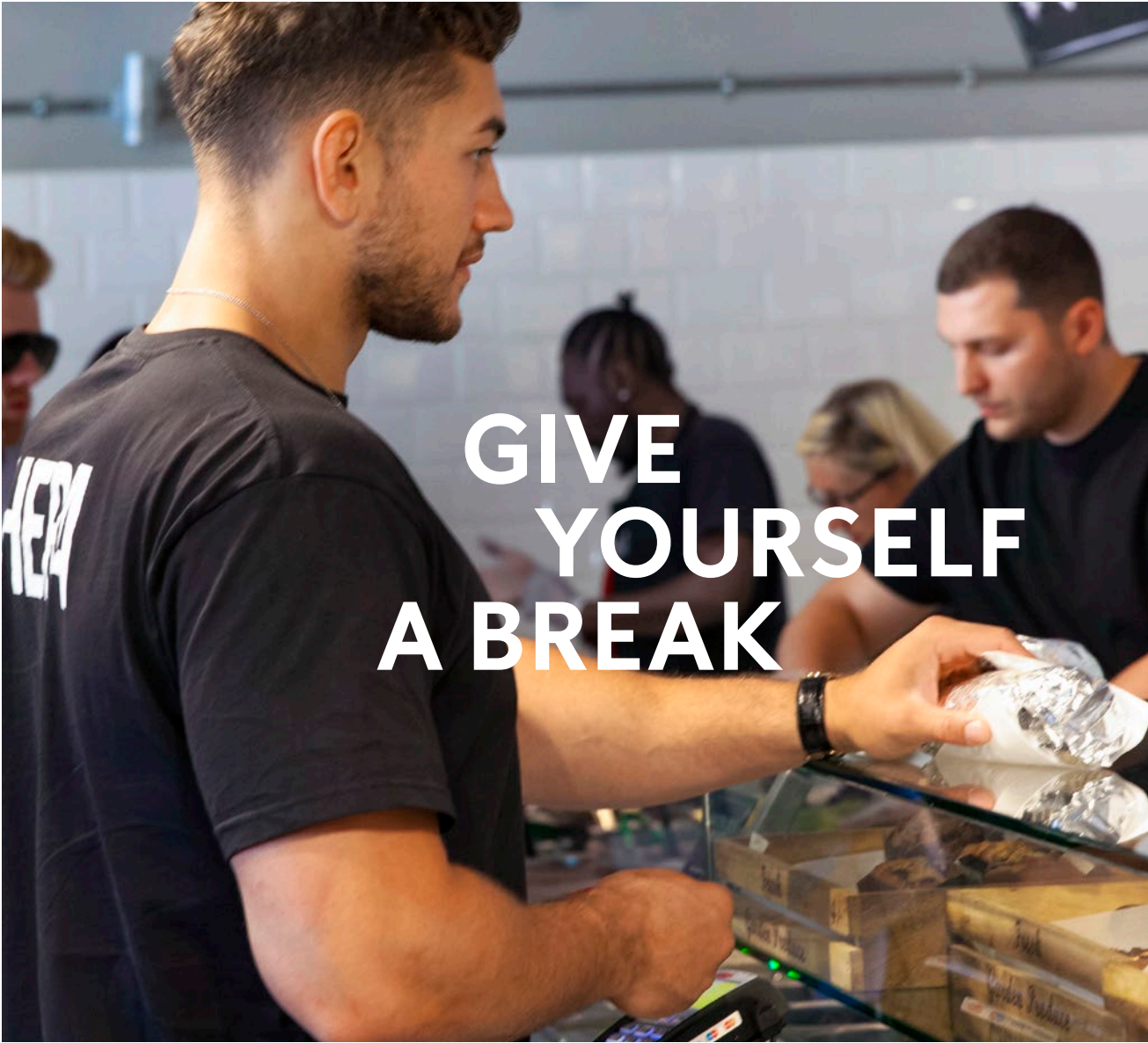
There's also the Nuffield Health and Fitness Club with gym, cardio training area and a 20-metre swimming pool.



YOUR PRODUCTIVITY

We know that work doesn't stop when you step away from your desk. So we give you a huge variety of spaces where you can keep doing what you do. From cafés and break-out spaces to comfy seating areas in our buildings or outside.

There's our collaborative workspace, HIVE and our wifi-enabled deckchairs



Work breaks are good for your brain and physical wellbeing – they help you stay sharp and motivated – and with numerous on and off-site eateries, there are more good reasons not to work through lunch.



There's a real sense of community at Green Park that extends from the office to the outdoors – from informal meetings happening at the cafés and restaurants, Club members assembling at meeting points – to friends catching up for a coffee or a work out.

Delegates can also be seen making connections at the conference centre.



COMMUNITY SPIRIT

There are street food markets, a summer fête, charity fund-raising events and more. Learn the craft of beekeeping and help care for Green Park's hives in the wonderful outdoors. Children can also have fun playing at the on-site crèche.



Our aim is for Green Park to feel special, somewhere people enjoy working and care about. The Green Park team have designed a full programme of sporting and social activities with a focus on building a collective community which every employee feels part of.

WITH 450 EVENTS & ACTIVITIES



These are just some of the 450 events and activities you can take part in on-site and nearby:

- SPORTS LEAGUES
- GREEN PARK TRIATHLON
- GREEN PARK OPEN WATER SWIM
- SUMMER GAMES
- NETBALL AND FOOTBALL LEAGUES
- GREEN PARK ROYAL BERKSHIRE 10K RUN
- READING HALF MARATHON



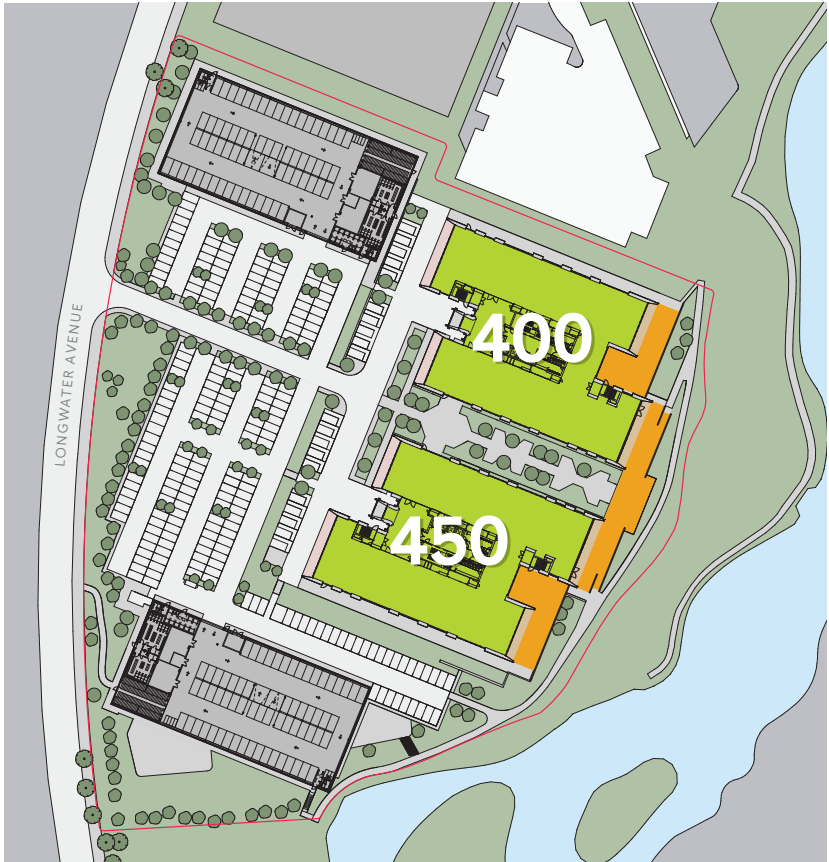
A STRIKING DOUBLE-HEIGHT RECEPTION GREETES COLLEAGUES AND GUESTS ALIKE WITH AN ABUNDANCE OF NATURAL LIGHT, WOOD AND STONE.

SCHEDULE OF AREAS

IPMS3

	400 LWA (sq ft)	450 LWA (sq ft)	TOTAL (sq ft)
Fourth floor	23,638	23,638	47,276
Third floor	23,638	23,638	47,276
Second floor	23,638	23,638	47,276
First floor	22,443	22,443	44,886
Ground floor offices	21,829	21,829	43,658
Reception	1,808	1,808	3,616
TOTAL	116,994	116,994	233,988

361 CAR PARKING SPACES PER BUILDING (1:319 SQ FT)



GROUND FLOOR

21,829 SQ FT – OFFICES
1,808 SQ FT – RECEPTION



LONGWATER AVENUE



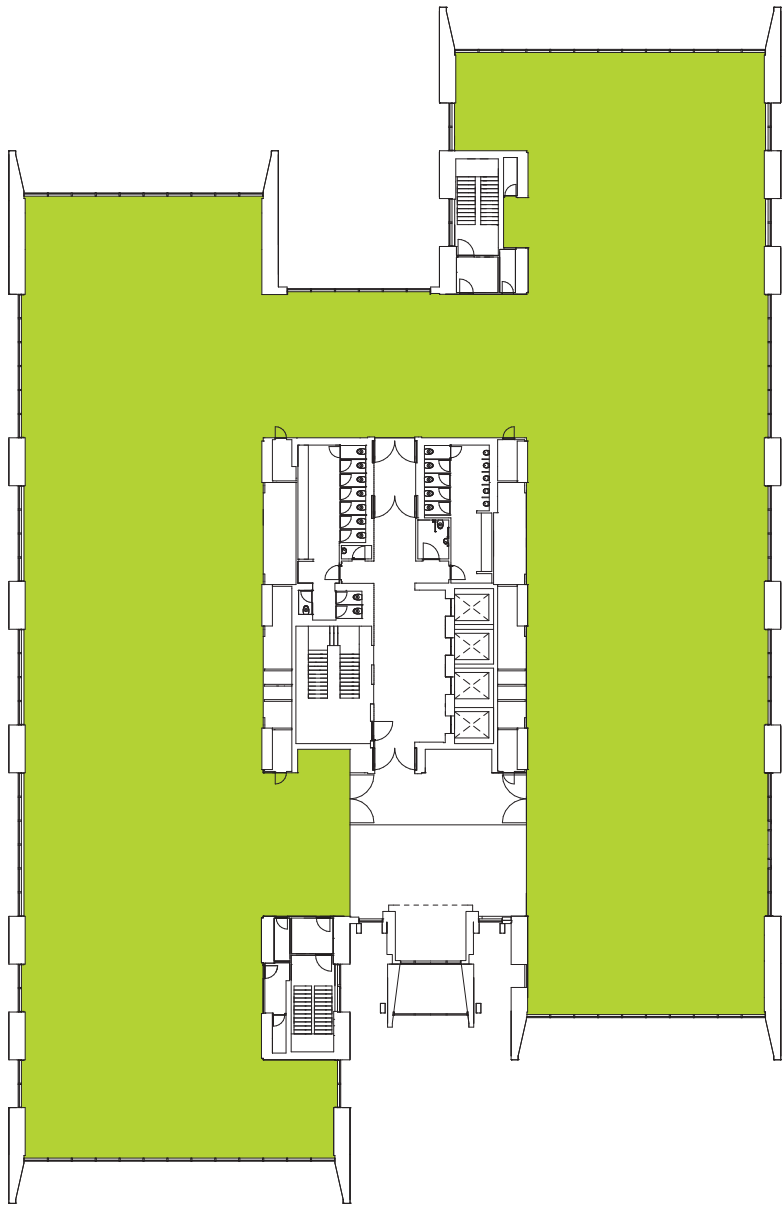
450 Longwater Avenue is a mirror image of the plan shown above.

Not to scale. For indicative purposes only.

400 LONGWATER AVENUE

FIRST FLOOR

22,443 SQ FT



LONGWATER AVENUE

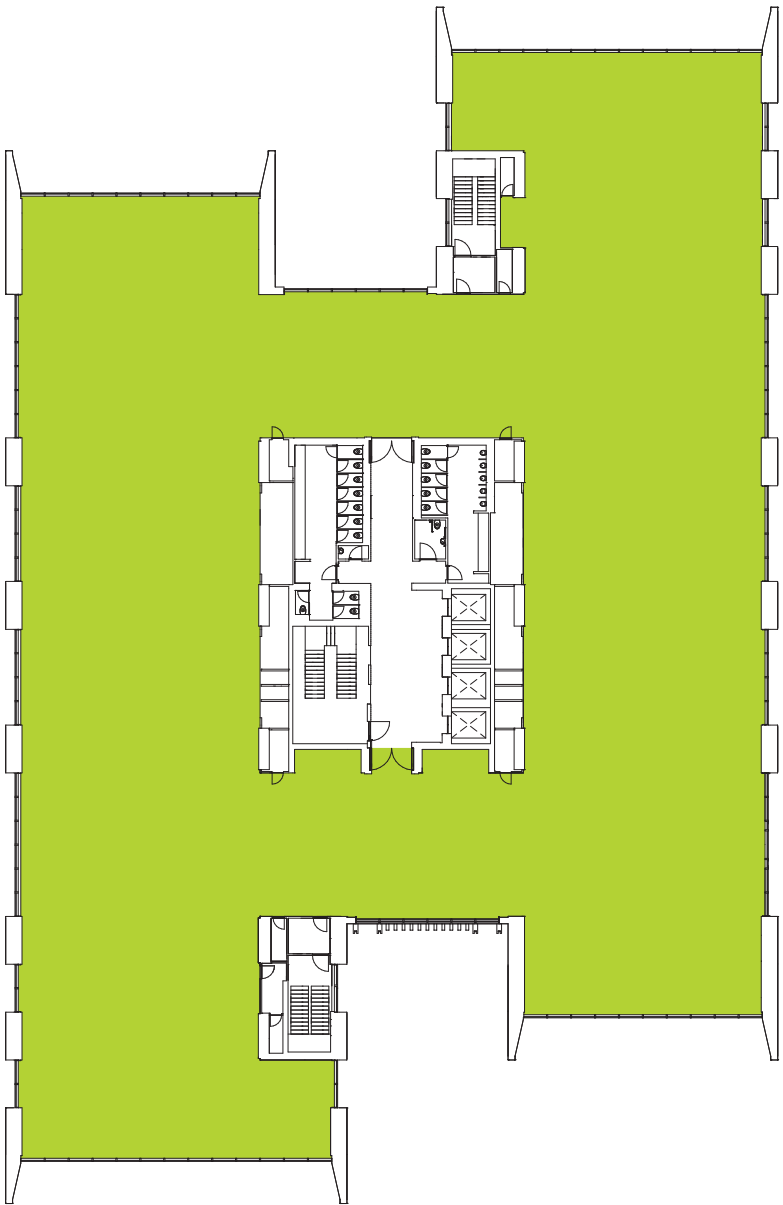


450 Longwater Avenue is a mirror image of the plan shown above.

400 LONGWATER AVENUE

TYPICAL UPPER FLOORS

23,638 SQ FT



LONGWATER AVENUE



Not to scale. For indicative purposes only.



With a third of our time spent at work, we think it's worth making the experience as rewarding as possible. And the quality of our working life affects every other part of our lives too.

At Green Park we believe that an office should be developed with the peoples' health and wellness at the centre of design and we're proud to be aligned with the principles of the International Well Building Institute™ who are leading the global movement to transform buildings and communities in ways that help people thrive.

There are seven concepts of WELL:



AIR

Good indoor air quality increases productivity by 8-11% and lowers short term sick leave by 35%.



MIND

Bringing nature or views of nature into the workplace reduces stress and improves mood and concentration.



LIGHT

Modern workers spend on average 90% of their time indoors. Focused work increases by 15% with window views.



FITNESS

Adults require at least 30 minutes per day of moderate intensity physical activity to remain healthy.



NOURISHMENT

Greater fruit and veg intake boosts productivity and reduces odds of depression by 27%.



WATER

Being dehydrated by just 2% impairs performance in tasks that require attention and memory.



COMFORT

Physical and social environment contributes to 65% of the state of human health.

THE GREEN LIGHT

GREEN PARK IS REGISTERED TO PURSUE WELL CERTIFICATION THROUGH THE INTERNATIONAL WELL BUILDING INSTITUTE™.

400 AND 450 LONGWATER AVENUE WILL BE OUR FIRST BUILDINGS TO ACHIEVE WELL CERTIFICATION.



BOTH BUILDINGS WILL BOAST IMPRESSIVE VIEWS
ACROSS THE TERRACES AND LONGWATER LAKE
FROM THE GROUND FLOOR.



Indicative computer generated image.

THE GROUND FLOOR SPACE EXTENDS
OUT OVER TERRACES FOR A TRANQUIL
PLACE TO WORK, SOCIALISE OR RELAX.



SPECIFICATION

400 and 450 Longwater Avenue will deliver high quality, column-free office spaces, offering clear sight lines and provide maximum flexibility for occupiers. The three metre floor-to-ceiling height offers a much more generous and better proportioned environment.



3M FLOOR-TO-CEILING HEIGHT



722 PARKING SPACES
(RATIO OF 1:319 SQ FT)



DELIVERING BREEAM EXCELLENT



COLUMN-FREE



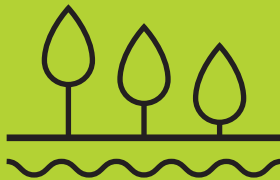
SHOWERS AND BIKE RACKS



DELIVERING EPC – B



OCCUPANCY 1:8



LANDSCAPED TERRACES



WELL CORE & SHELL

THE TEAM DELIVERING

BY SEPTEMBER 2020

We have assembled a highly skilled team to deliver 400 and 450 Longwater Avenue by September 2020.

The team brings together the combined experience of leading architects, landscapers and designers, and is completely focused on providing outstanding, market leading, office space to suit the needs of any business.

maple^{tree}

OWNER

TFT

PROJECT MANAGER/
EMPLOYER'S AGENT

Apt

ARCHITECT

Deloitte.

PLANNING CONSULTANT

GT GARDINER
& THEOBALD

PROJECT CONSULTANT

RAMBOLL

STRUCTURAL AND
CIVIL ENGINEER

HOARE LEA (H.I.)

MEP SERVICES ENGINEER
+
BREEAM ASSESSOR &
SUSTAINABILITY CHAMPION

MCL
& H McLAUGHLIN
& HARVEY

MAIN CONTRACTOR

PLACE
Design+Planning

LANDSCAPE DESIGNER

pba
peterbrett
now part of

Stantec

PRE-PLANNING ENVIRONMENTAL,
ECOLOGY, FLOODING &
INFRASTRUCTURE AND TRANSPORT



"These are very exciting times for Green Park, which will enter its next phase of growth to meet the demand of forward-thinking businesses. **These stunning new offices will attract the most dynamic talent and businesses, which want to work in a great environment.** Our investment to start 400 and 450 Longwater Avenue shows our commitment both to the park and Reading as the epicentre of the Thames Valley."

RORY CARSON
VICE-PRESIDENT OF ASSET MANAGEMENT, UK
FOR MAPLETREE AT GREEN PARK

FURTHER INFORMATION

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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)



[@GreenParkUK](https://twitter.com/GreenParkUK)



[GreenParkUK](https://www.instagram.com/GreenParkUK)

These particulars are not an offer or contract, nor part of one.
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November 2019.

GreenPark 
a **maplefree** property