



# 250 South Oak Way

GreenPark

1,305—42,816 SQ FT



GreenPark



### 250 SOUTH OAK WAY

Situated on Lime Square, the main amenity hub for Green Park, 250 South Oak Way benefits from street food markets, Wolf restaurant and Nuffield Gym all on the door step.

This modern, sensitively designed building has plenty of outside space, including a completely remodelled entrance and atrium, to give a sense of community. Transport facilities are particularly good, with ample parking and bicycle racks.



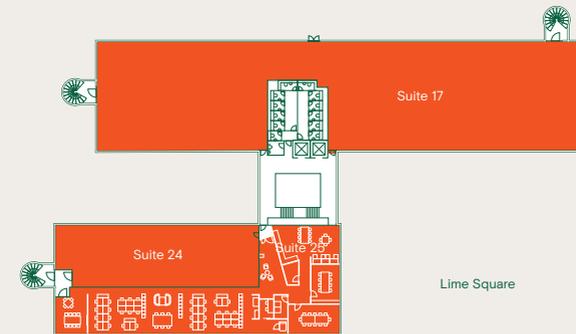
# Specifications

- VRV air conditioning
- Full access raised floors
- Suspended ceiling
- Showers and bike racks
- Manned reception
- Two x 1,000kg capacity passenger lifts
- 24 hour security on the Park
- EPC D (works underway, targeting EPC B)

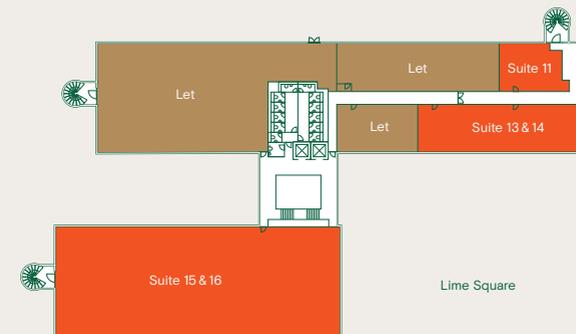
Current Occupiers:



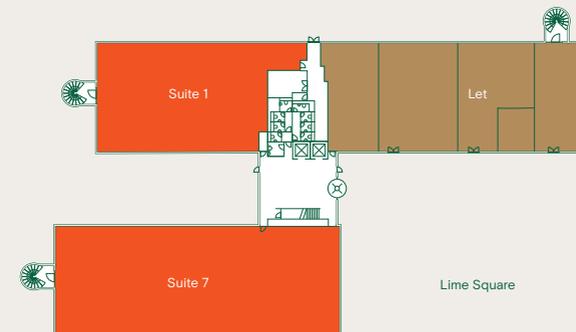
## SECOND FLOOR



## FIRST FLOOR



## GROUND FLOOR



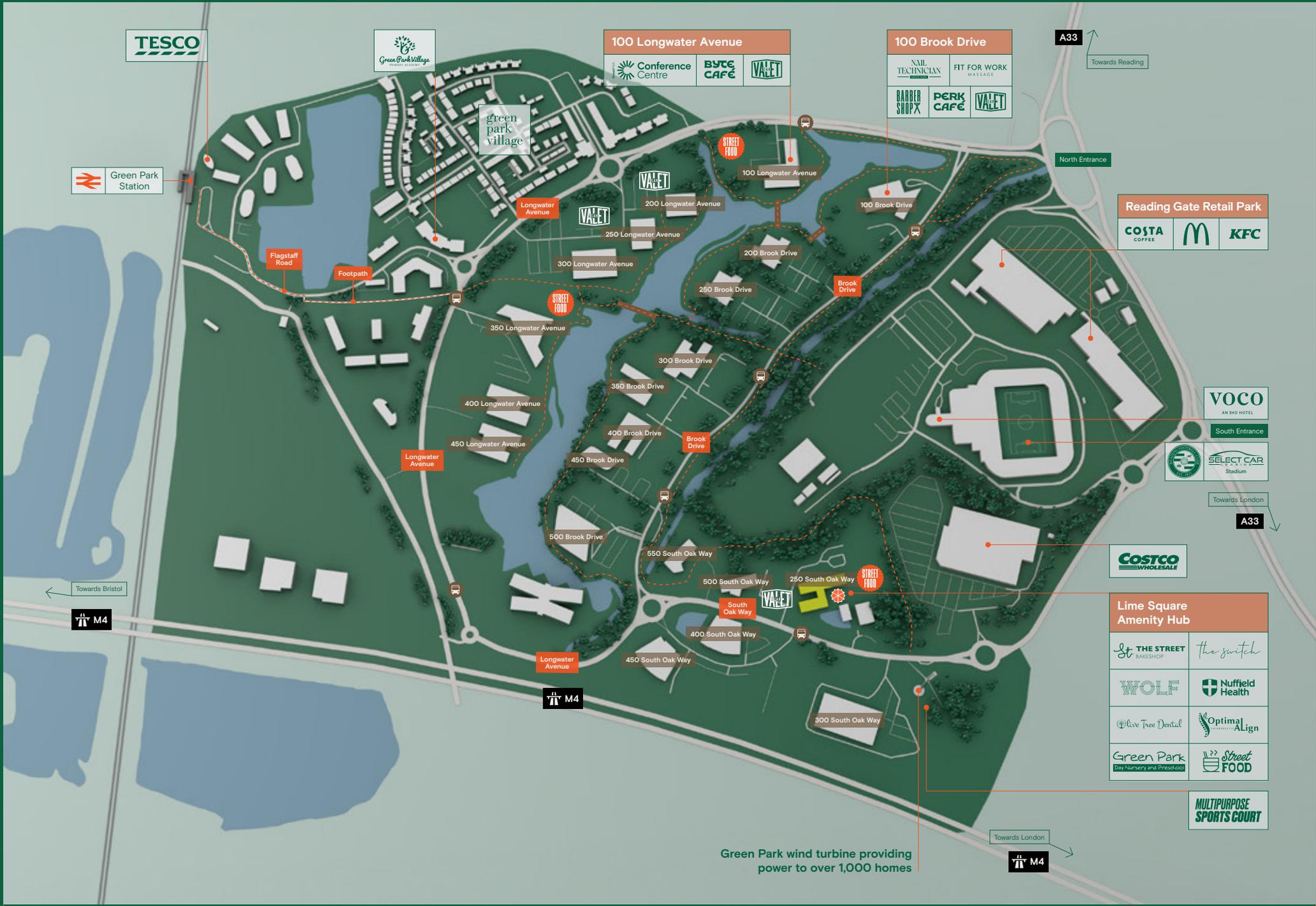
Schedule of availability	Parking spaces	sq ft	sq m
Part 2 <sup>nd</sup> – Suite 24	9	2,893	269
Part 2 <sup>nd</sup> – Suite 25*	11	4,594	427
Part 2 <sup>nd</sup> – Suite 17*	38	11,939	1,109
Part 1 <sup>st</sup> – Suites 15 & 16	18	7,606	707
Part 1 <sup>st</sup> – Suites 13 & 14	6	2,013	187
Part 1 <sup>st</sup> – Suite 11	4	1,305	121
Part Ground – Suite 7	18	7,655	711
Part Ground – Suite 1	11	4,811	447
<b>Total</b>	<b>115</b>	<b>42,816</b>	<b>3,978</b>

\*denotes fitted accommodation.



250 SOUTH OAK WAY

GREEN PARK



TESCO

Green Park Village

100 Longwater Avenue

Conference Centre

BYCE CAFE

VALET

100 Brook Drive

NAIL TECHNICIAN

FIT FOR WORK MASSAGE

BARBER SHOP X

PERK CAFE

VALET

A33 Towards Reading

Green Park Station

green park village

Reading Gate Retail Park

COSTA COFFEE

McDonald's

KFC

VOCO AN IHG HOTEL

South Entrance

SELECT CAR STADIUM

Towards London

A33

COSTCO WHOLESALE

Lime Square Amenity Hub

St. THE STREET BAKESHOP

the switch

WOLF

Nuffield Health

Olive Tree Dental

Optima Align

Green Park Day Nursery and Pre-school

Street FOOD

MULTIPURPOSE SPORTS COURT

Green Park wind turbine providing power to over 1,000 homes

Towards London M4



# GreenPark

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



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