



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.

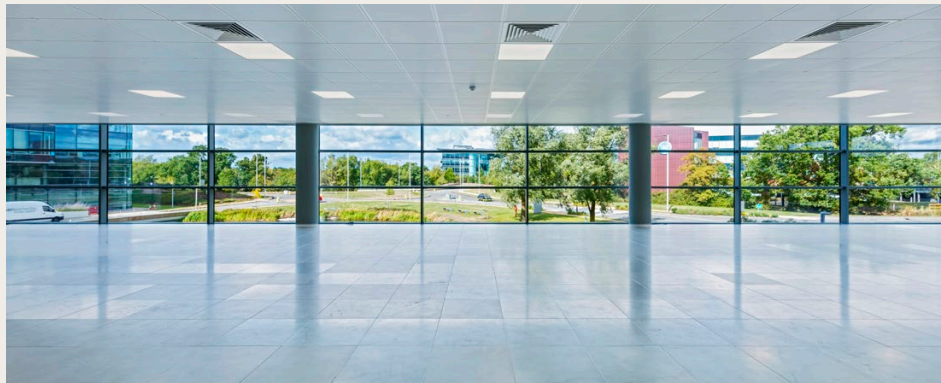
It's highly visible from the M4 with signage potential to amplify your business presence.



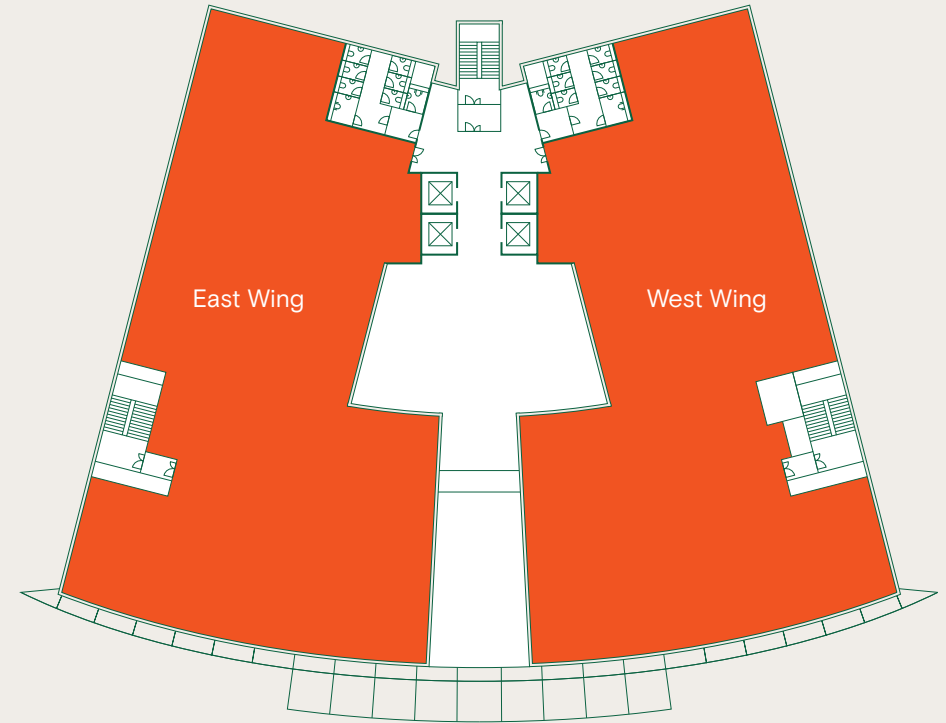
Specifications

- 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



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



400 SOUTH OAK WAY

GREEN PARK



TESCO

Green Park Station

Green Park Village

green park village

ESQUIRES THE ORGANIC COFFEE CO.

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

North Entrance

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 Daily Nursery and Pre-school	Street FOOD

MULTIPURPOSE SPORTS COURT

Towards London M4



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hatch
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