



# CANOPY

300 BROOK DRIVE  
GREEN PARK, READING  
COMPLETION: Q4 2026

62,080 SQ FT / 5,768 SQ M



A BEAUTIFULLY RE-IMAGINED,  
ALL-ELECTRIC BUILDING, DESIGNED  
FOR THE MODERN WORKFORCE.





# A SPACE

DESIGNED FOR

# MOMENTS



# AT THE HEART OF GREEN PARK, A THOUGHTFULLY RE-IMAGINED AND FULLY REFURBISHED SPACE EMERGES. COMPLETION: Q4 2026.

Anchored by a dramatic atrium and opening onto beautifully landscaped outdoor areas, the building's abundant natural light and strong connection to nature create an environment where work feels effortless and memorable moments are made.

CGI OF RECEPTION AND ATRIUM





- 1 Cementine Dintorni  
Porcelian Tile  
*Domus Group*
- 2 Cream Granito  
Mosaic Factory
- 3 Ash, White Pigment
- 4 Handcrafted Zellige  
1019 Tile  
*Mosaic Factory*
- 5 Nautilus Porcelian Tile  
*Domus Group*
- 6 Natural Polished Plaster  
*Armourcoat*
- 7 White Granito  
*Mosaic Factory*
- 8 Terracotta Tile  
*Solus*
- 9 Recycled Ivory Oak  
Offcut timber / wood  
waste + bio resin  
*Foresso*
- 10 Mosaic Forest Porcelian  
*Ca'Pietra*
- 11 Bellizzi Acrylic Stone  
*Hi-Macs E*
- 12 European Oak  
*Havwoods*
- 13 Italic Porcelian Tile  
*Domus Group*
- 14 Pumpkin Leather  
*Alma Leather*
- 15 Flame Curtain Polyester  
*Vescom.com*
- 16 Sand Bouclé  
*Six the Residence*
- 17 Bouclé O472  
*Kvadrat*
- 18 Capture Fabric 6401  
*Gabriel*



## NATURAL, WARM & THOUGHTFULLY SOURCED.

The use of natural materials adds a touch of elegance and durability. These elements combine to foster a productive and motivating work environment, where employees can thrive and innovate.



# WORK

62,080 SQ FT / 5,768 SQ M

# SPACES

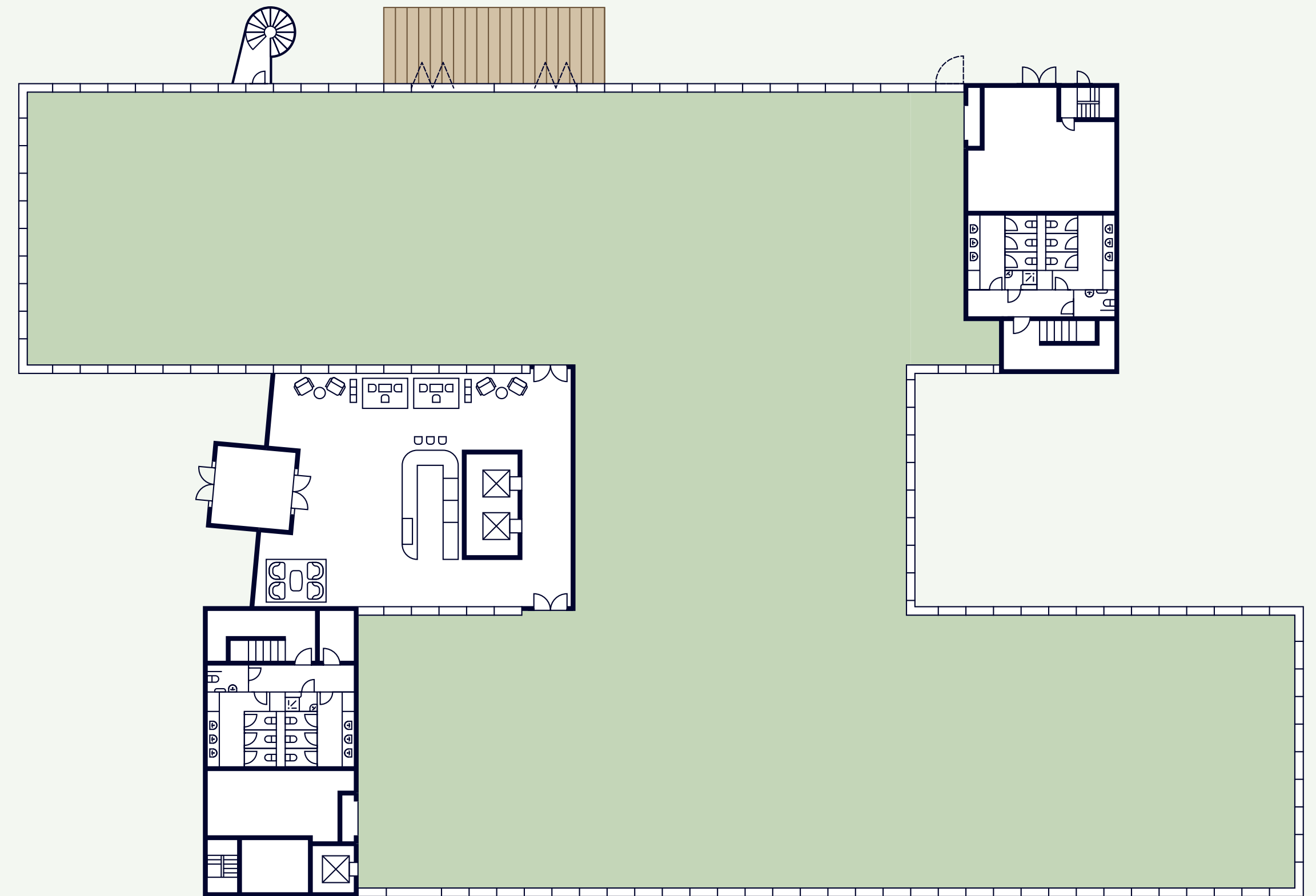


# SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
SECOND FLOOR	20,060	1,864
FIRST FLOOR	20,060	1,864
GROUND FLOOR	19,851	1,844
RECEPTION	2,109	196
<b>TOTAL</b>	<b>62,080</b>	<b>5,768</b>

**PARKING SPACES — 221**

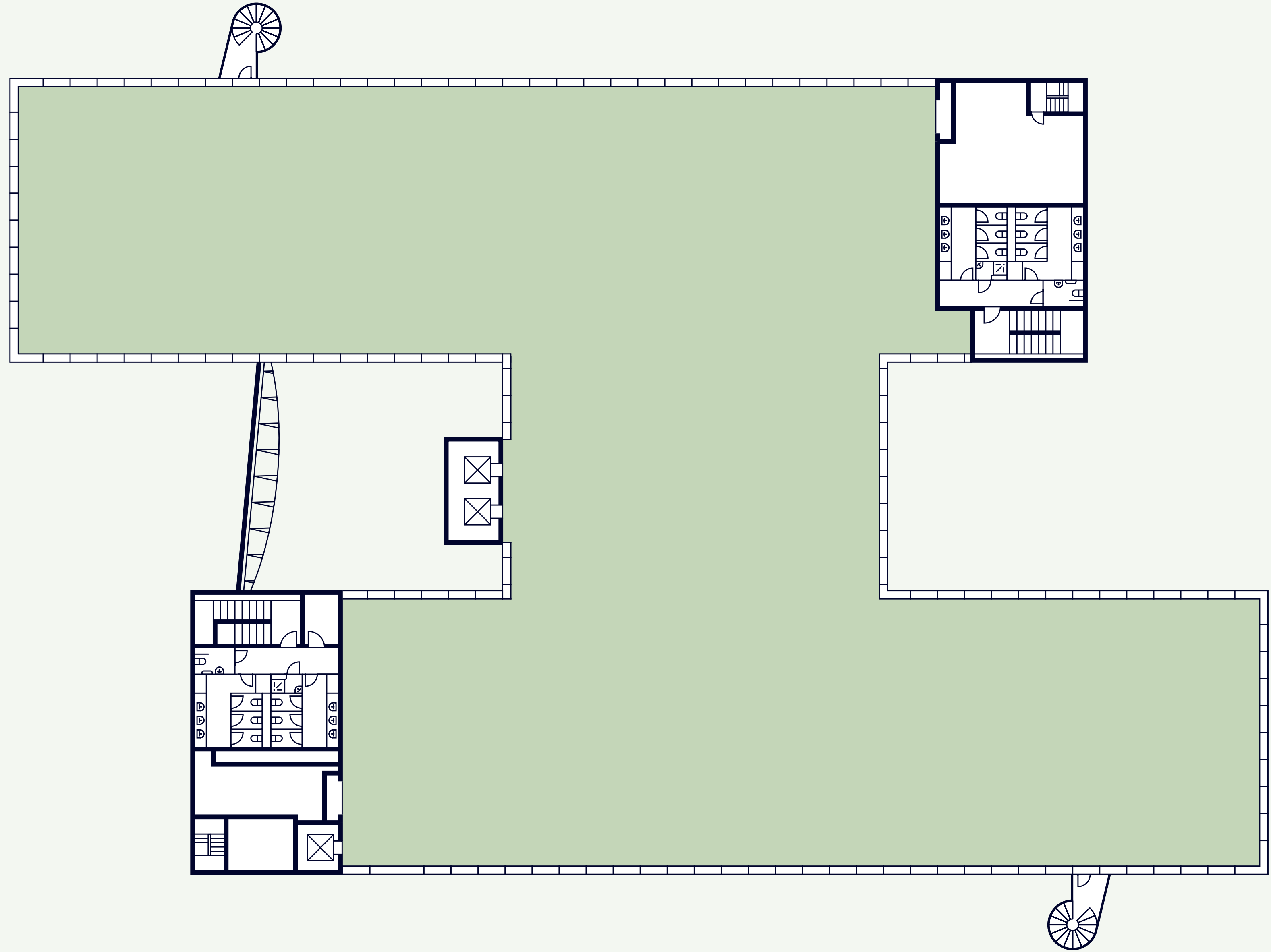
# GROUND FLOOR 19,851 SQ. FT / 1,844 SQ. M





# TYPICAL UPPER FLOOR

20,060 SQ FT / 1,864 SQ M

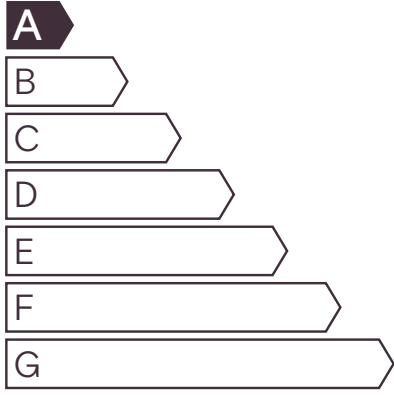





TYPICAL FLOOR CAT-A




CANOPY


**EPC**  
Target 'A'



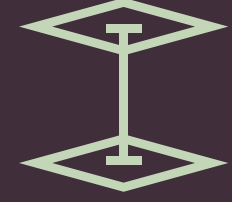
**Café, bar, and communal breakout space in reception area**



**9m sliding door opening onto new landscaped terrace and planting**




**All electric, low carbon with electricity procured from renewable sources**




**Fantastic floor to ceiling height (3m) with full height glazing**




**BREEAM**  
Target 'Outstanding'



**Flexible floor plates**



**Bicycle store located in car park**



**2 x showers per floor including 1 x accessible shower located on the ground floor**



**EV charging**



# OUTSIDE IN

Expansive 9 metre bifold doors gently blur the line between inside and out, opening onto a collection of semi-private outdoor spaces designed for movement and pause.

Framed by a greener, more biodiverse landscape, these outdoor moments, whether planned or beautifully unexpected, bring a natural lift to the working day, creating space to breathe, connect and feel inspired.









# WILLOW WALK

Direct access to Willow Walk

Sedum roof

Planting & seating

Amphitheatre

Decked terrace

Photovoltaic panels

Herbaceous area

Orchard ring

Building entrance

Cycle stand & VIP car parking spaces

Cycle shelter & repair station

# ADDING A LITTLE COLOUR.



Lavandula x intermedia

Carpinus betulus



Buxus sempervirens



Hydrangea seemannii



18

New herbaceous, bulb and shrub planting provide an attractive floral element, helping to break the quantum of existing greenery and enhancing the biodiversity of the site.

Native species have been selected from the RHS Good Pollinators List.

Aegopodium podagraria



Allium aflatunense



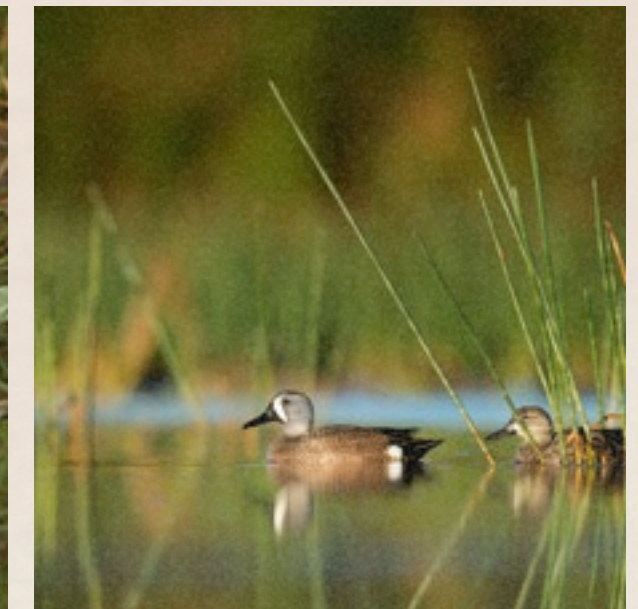
Molinia caerulea

Betula pendula



## 195 ACRES OF THE GREATEST THE GREAT OUTDOORS CAN PROVIDE.

Research has shown that the colour green can help boost creativity<sup>1</sup> and that being surrounded by plants and nature can reduce stress<sup>2</sup>.



This innovative thinking was a key inspiration for Green Park, set within 195 acres of sensitively landscaped space.

Our parkland setting has been planned and nurtured over the last 26 years to encourage biodiversity, with planting and landscaping carefully considered to create a sustainable and beautiful environment that's nourishing for body and soul.

<sup>1</sup> Facilitating creative thinking in the classroom: Investigating the effects of plants and the colour green on visual and verbal creativity. - Studentea S., Seppala N., Sadowskaa N.  
<sup>2</sup> The health benefits of gardens in hospitals. - Ulrich R.



# GREEN PARK

**TOGETHER WE CAN BE EXTRAORDINARY.**

**WE BELIEVE PEOPLE THRIVE IN EXCEPTIONAL ENVIRONMENTS.**

**SO IN EVERYTHING WE DO, WE STRIVE TO MAKE GREEN PARK  
AN UPLIFTING, ENJOYABLE AND CONVENIENT PLACE.**

**A PLACE THAT'S ANYTHING BUT ORDINARY.**



# 600+ EVENTS EVERY YEAR.

Whether working, learning, playing, or relaxing, there are countless opportunities at Green Park for people to leave their desks behind and connect with one another.

At Green Park, you can choose your own adventure, with over 600 events every year. The Events Team designs a full programme of sporting and social activities focused on building a collective community that every employee feels part of.

The 2026 events calendar can be downloaded from: [greenpark.co.uk/whats-on](https://greenpark.co.uk/whats-on)





# TAKE TIME TO BREAK BREAD.

**Taking a pause from work is good for your brain and your body, helping you stay sharp and motivated.**

At Green Park there are more than enough reasons to skip working through your lunch break, with an abundance of delectable eateries on and off-site.



Located in 100 Longwater Avenue, The Byte Café offers a delicious range of hot and cold food & beverage options from breakfast to afternoon.



Located on Lime Square, The Switch Café serves a delicious range of breakfast & brunch as well as their amazing Biscoff ice cream shakes.



Located in 100 Brook Drive, you can take your pick from a vast variety of sandwiches, wraps, ciabattas, paninis, jacket potatoes and hot bowls at The Perk Café.



Esquires Coffee Shop is the perfect place to relax with great ethically sourced coffee. Drop in, take a seat, and enjoy a warm welcome with a community feel.



Green Park's Street Food Festivals give occupiers a chance to mix up their lunchtime with the best food trucks serving up tasty dishes for you to enjoy.



From healthy salad through to freshly baked pizzas, Wolf Italian Street Food, on Lime Square, is the perfect spot to grab a bite with friends.



The Street Bakeshop, located on Lime Square, is the place to enjoy their famous 10-hour hot smoked beef brisket with home-made chimichurri.



# BAKERY



KIDS DROPPED OFF  
SHORT BACK & SIDES  
TEETH POLISHED  
BIKE FIXED  
NEW ZIPPER SEWN IN  
SPARKLING CAR  
BACK RUBBED  
FRESH MANICURE  
POSTURE ALIGNED  
GYM SMASHED

**Green Park Day Nursery**

Lime Square,  
South Oak Way

Daily: 07:30–18:30

**The Barber Shop**

100 Brook Drive  
Weekly pop-up

Every Wednesday

**Olive Tree Dental**

Lime Square,  
South Oak Way

Mon, Wed & Thurs: 09:00–18:00  
Tues & Fri: 09:00–14:00

**Cycle Workshop**

100 Brook Drive  
Monthly pop-up

First Wednesday of every month

**Clothes Repair**

All buildings  
Weekly pop-up

Every Tuesday

**Car Valet**

100 Longwater Avenue  
& 250 South Oak Way  
Weekly pop-ups

**Fit for Work Massage**

100 Brook Drive  
Monthly pop-up

**Nail Technician**

100 Brook Drive  
Weekly pop-up

Every Tuesday

**Optical Align**

Lime Square,  
South Oak Way

Mon, Wed & Fri: 07:30–19:30  
Tues & Thurs: 12:30–19:30

**Nuffield Health**

Lime Square,  
South Oak Way

Weekdays: 06:30–22:00  
Weekends: 08:00–20:00



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

# GREEN PARK OCCUPIERS INCLUDE





# DEVELOPMENT TEAM

<p>Architecture and Design</p> <p><b>STRIDE TREGLOWN</b></p> <p>stridetreglown.com</p>	<p>Project Management</p> <p><b>RLB</b> Rider Levett Bucknall</p> <p>rlb.com</p>	<p>Mechanical and Engineering Design</p> <p><b>RED</b></p> <p>redmechanicalengineering.co.uk</p>
<p>Cost Consultancy</p> <p><b>GT</b> GARDINER &amp; THEOBALD</p> <p>gardiner.com</p>	<p>Sustainability Consultancy</p> <p><b>Vert</b> ASSET MANAGEMENT</p> <p>vertasset.com</p>	<p>Interior Design</p> <p>EMILY PENROSE DESIGN</p> <p>emilypenrosedesign.co.uk</p>
<p>Planning</p> <p><b>Boyer</b></p> <p>boyerplanning.co.uk</p>	<p>Landscaping</p> <p><b>PLACE DESIGN</b></p> <p>placedesign.uk</p>	<p>Contractor</p> <p><b>MODUS</b></p> <p>modus.space</p>



# CANOPY

**hatch**  
real estate

**Tom Fletcher**

07752 127 413  
[tom@hatch-re.com](mailto:tom@hatch-re.com)

**Charlie Benn**

07563 383 443  
[charlie@hatch-re.com](mailto:charlie@hatch-re.com)

■ **HOLLIS  
HOCKLEY**

**Alice Hilliard**

07557 280 885  
[alice.hilliard@hollishockley.co.uk](mailto:alice.hilliard@hollishockley.co.uk)

**Elizabeth Gray**

07712 815 268  
[elizabeth.gray@hollishockley.co.uk](mailto:elizabeth.gray@hollishockley.co.uk)



**Andrew Willcock**

07870 999 628  
[awillcock@savills.com](mailto:awillcock@savills.com)

**Rob Pearson**

07896 491 283  
[rpearson@savills.com](mailto:rpearson@savills.com)



[greenpark.co.uk/canopy](https://greenpark.co.uk/canopy)