

400
S.O.W

From 21,074 sq ft (1,958 sq m)

400 South Oak Way, Green Park
Reading RG2 6AD



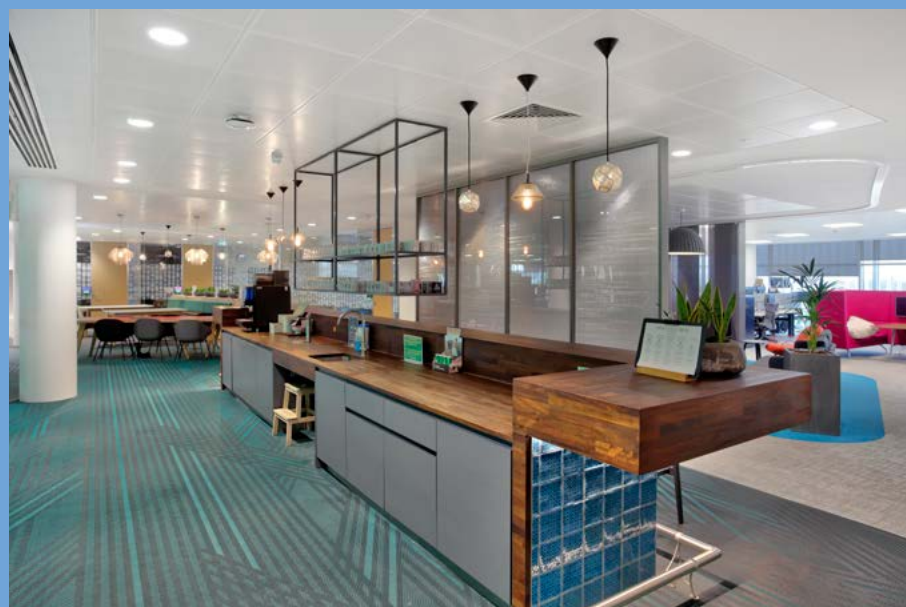
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Flooded in natural light from floor-to-ceiling windows, 400 SOW's award-winning fully fitted offices will provide a spacious and inspiring workplace

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Achieve your
ESG goals
with BREEAM
Excellent and
EPC B building
credentials



BREEAM
☆☆☆☆☆

Excellent
rating

EPC
B



On-site
café



Waterside
terrace



LED
lighting



Air
conditioned



Showers



Bike racks



Changing
facilities



Fully
fitted



Raised
floor



Suspended
ceiling



Fibre
connected



4 13-person
lifts



Parking
1:248 sq ft



Manned
reception





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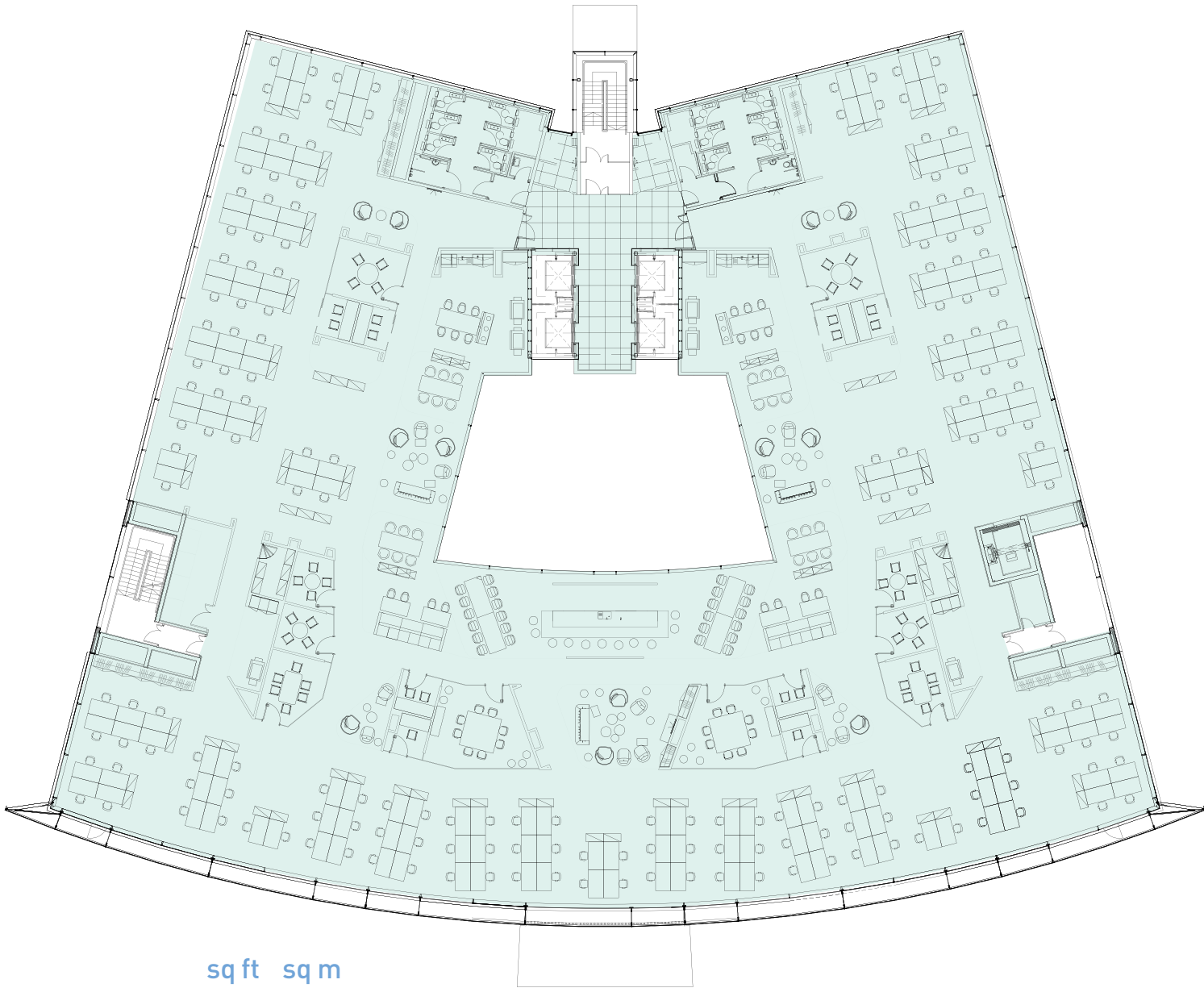




2016 photograph

Accommodation

- 174 desks
10 meeting rooms
– 2 x 8 person
– 2 x 6 person
– 2 x 4 person
- 26 hot desks / phone rooms
3 break out areas
1 comms room
6 printing stations
1 large central kitchen



	sq ft	sq m
2nd floor	21,074	1,958

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Legal costs

Each party to be responsible for their own legal costs incurred in any transaction.

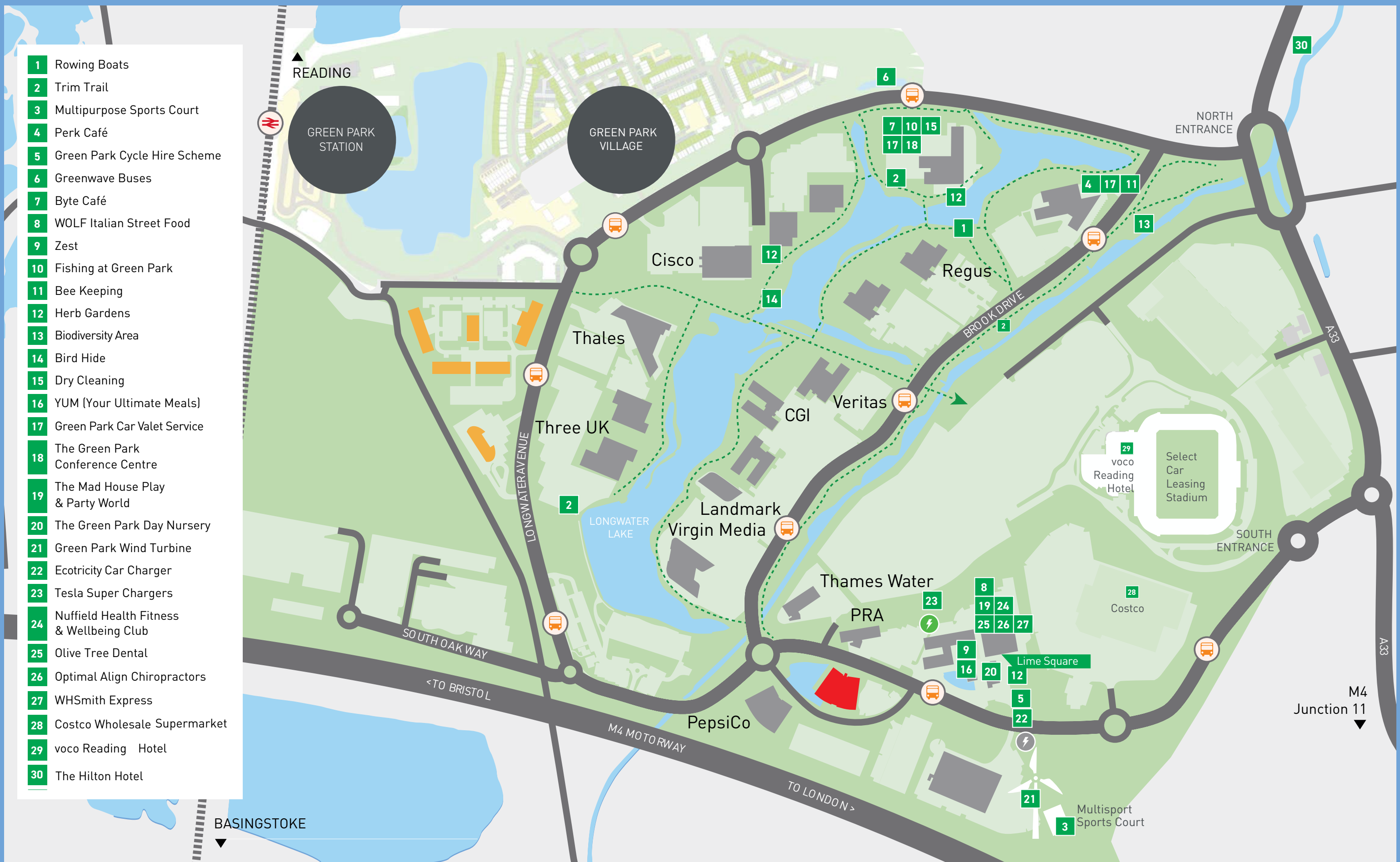
Business rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

Terms

A sublease is available till 31st May 2031.





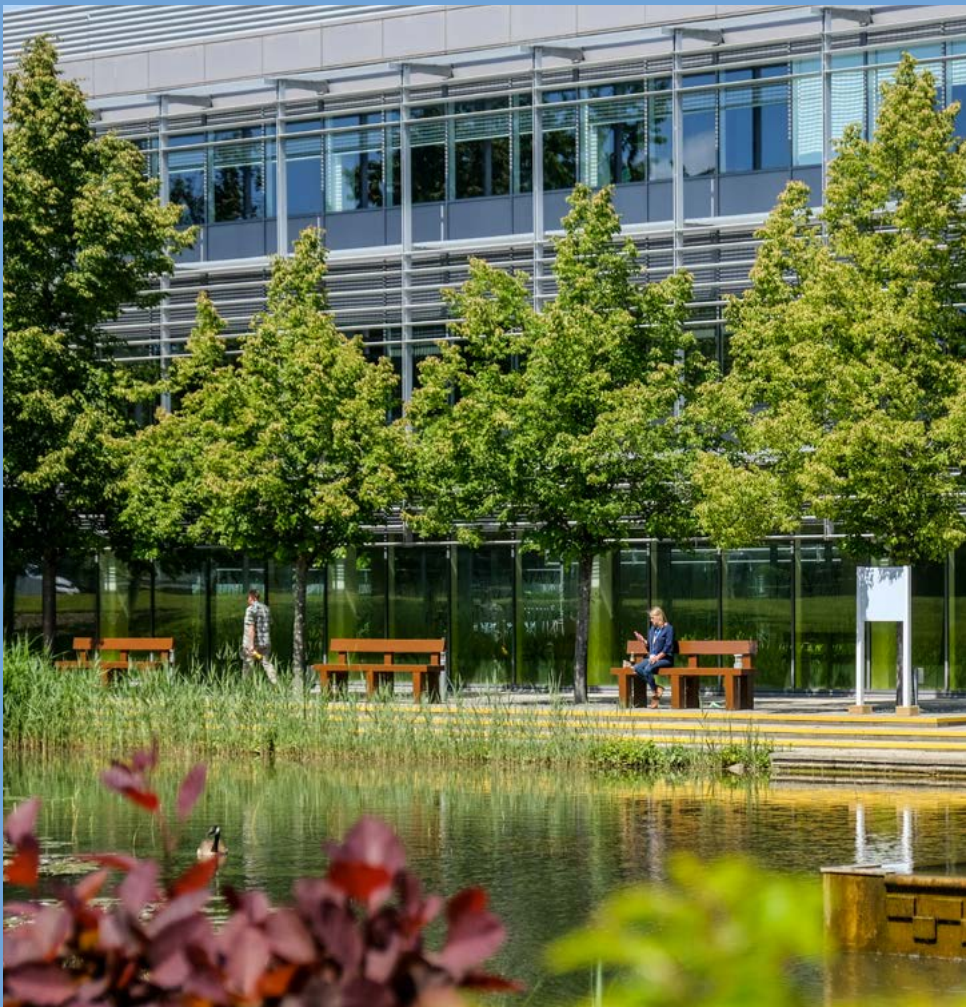
Green Park's first-class facilities are enjoyed by over 7,000 workers in more than 60 companies

Green Park

Green Park offers a high quality business environment in an established location.

195 acres of landscaped grounds with lakeside walks and trim trails offer relaxation and exercise opportunities.

Transport facilities are particularly good, with ample parking and bicycle racks.



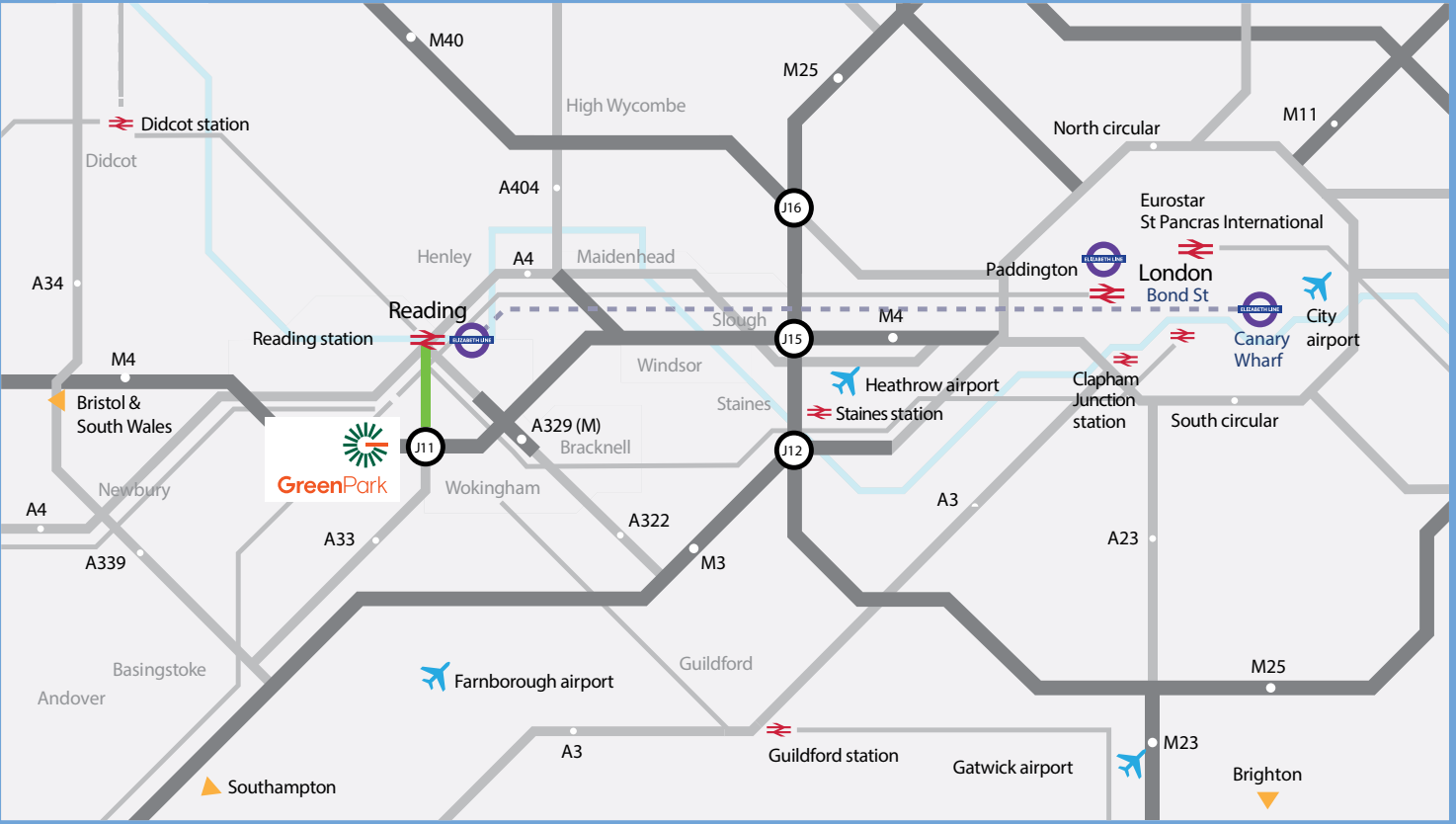
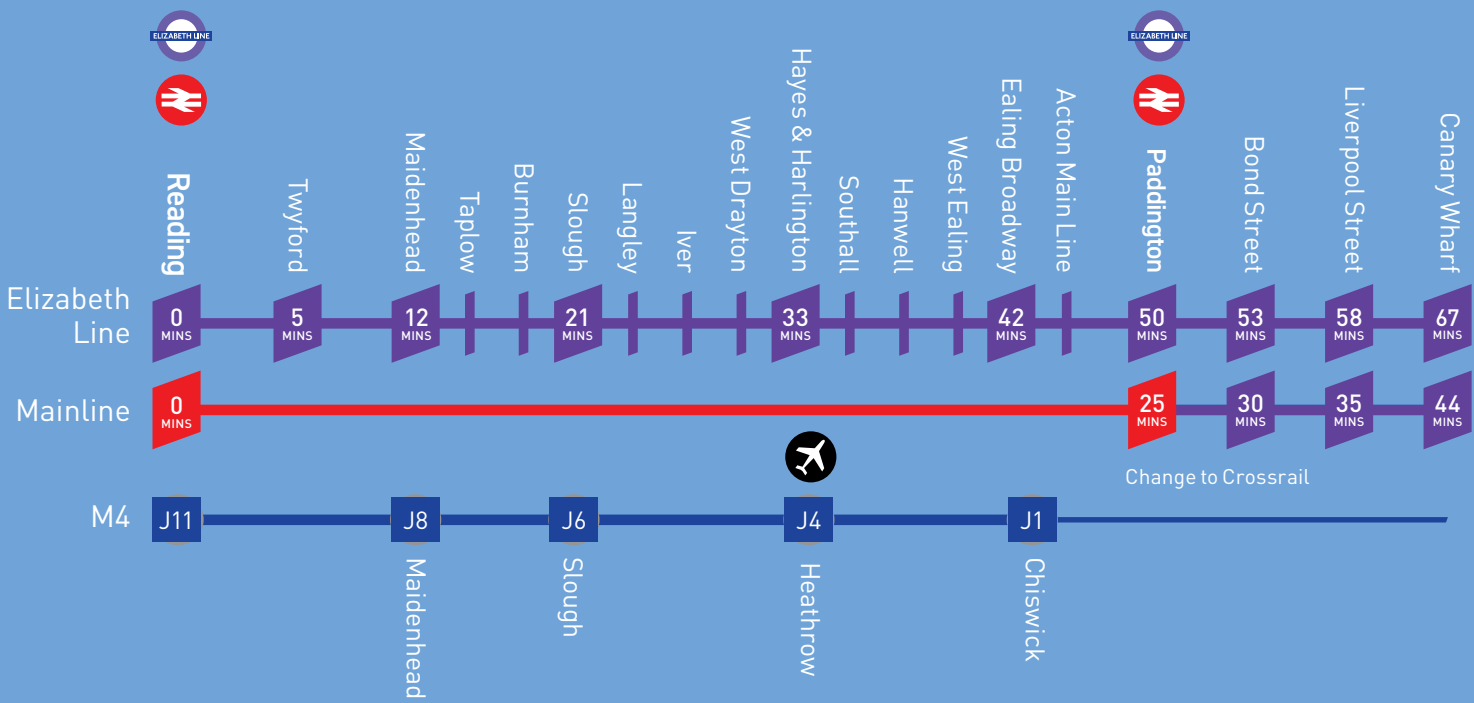
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Great road and rail connectivity

A dedicated bus service runs between the Park and Reading town centre every 12 minutes with a journey time of approximately 10 minutes.

Reading Green Park station provides half-hourly services north to Reading and south to Basingstoke throughout the day.

The Elizabeth Line runs from Reading to London, serving 40 stations along the entire route and providing smooth access into the West End (53 mins), the City and Canary Wharf.





Viewing

Strictly by appointment through the joint agents:

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