

# COMMERCIAL OPPORTUNITIES



**BANKSIDE GARDENS**

READING, BERKSHIRE



**LAST UNIT REMAINING**

**St Edward**  
Designed for life

# WELCOME TO GREEN PARK VILLAGE

Green Park Village is a sustainable new development of over 1,100 homes built in a stunning lakeside setting and surrounded by 60 acres of parkland.

Once completed in 2025, the development will offer all the elements required of a local neighbourhood including shops, a new two-form entry primary school, 60-bed extra care home, Market Square, train station, nature trails and play areas.

In addition, the well-established Green Park Business Park adjacent to the development provides a nursery, restaurant, retail and leisure facilities.

Three new prominent commercial units have now been delivered across Green Park Village and Bankside Gardens, offering exciting opportunities for retail operators to join a thriving new community.



**A BEAUTIFUL**  
*Lakeside setting*



Photography is indicative only

# OVERVIEW OF THE DEVELOPMENT

Green Park Village is located 2.5 miles south of Reading and is accessed via the A33.

The development is set to benefit from a newly constructed Reading Green Park railway station providing direct services to Reading and Basingstoke via Great Western Railway.

The new transport interchange will be located on the western edge of the development, immediately adjacent to two of the three commercial units (Units 2 & 3) and a short walk from the third unit (Unit 1) in the Market Square.

With Reading Green Park Station due to open May 2023, the commercial units at Green Park Village will benefit significantly from the increased footfall from commuters to neighbouring Green Park Business Park on the east of the site. The business park currently employs 7,000 people across 5 million sq ft of office space.

In addition, visitors to nearby Madejski Stadium, less than a mile from Green Park Village, are also expected to alight at Reading Green Park station, generating additional footfall through the development.



# LOCATION



# UNIT 1

## LET TO TRIPLE TWO COFFEE

The commercial unit delivered in the Market Square is now let to Triple Two Coffee who opened to the public in March 2023. The unit is located at the heart of Green Park Village in the Market Square, opposite the two-form entry primary school (with capacity for 450 students) and 60-bed extra care home.

The unit was delivered to shell and core specification with capped services ready for the tenant's fit-out. It benefits from three elevations with full height glazing and views of the lake and Market Square.

Triple Two Coffee have been permitted to place tables and chairs immediately outside the unit and in the Market Square for their customers to enjoy.

The unit benefits from one designated parking space and the use of six further short stay visitor spaces available on a first come first served basis and shared with the rest of the development. In addition, there is a loading bay adjacent to the unit for deliveries.

### COMMERCIAL INFORMATION

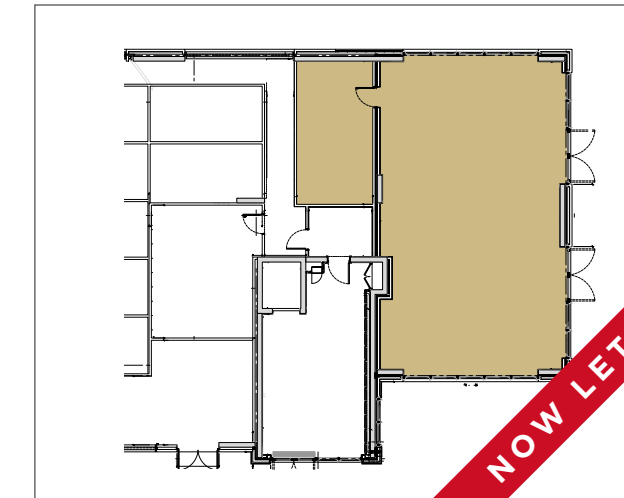
Unit	Use Class	Sqft	Status
1	E	1,390	Now let



### AREA PLAN

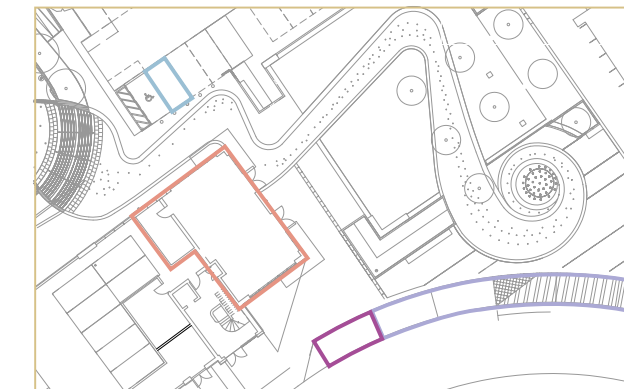


### UNIT 1 FLOOR PLAN



### PARKING

Proposed parking spaces loading bay area for deliveries



- Key**
- Space allocated for commercial unit
  - 6 short stay spaces
  - Location of commercial unit
  - Loading bay





**UNIT 1  
GPV**



# UNIT 2

## LET TO TESCO EXPRESS

The first of two commercial units to be delivered at Bankside Gardens is now let to Tesco Express. The new convenience store opened to the public in March 2023.

Unit 2, is the largest of the three commercial units and is located on the western side of the development opposite the new Reading Green Park train station.

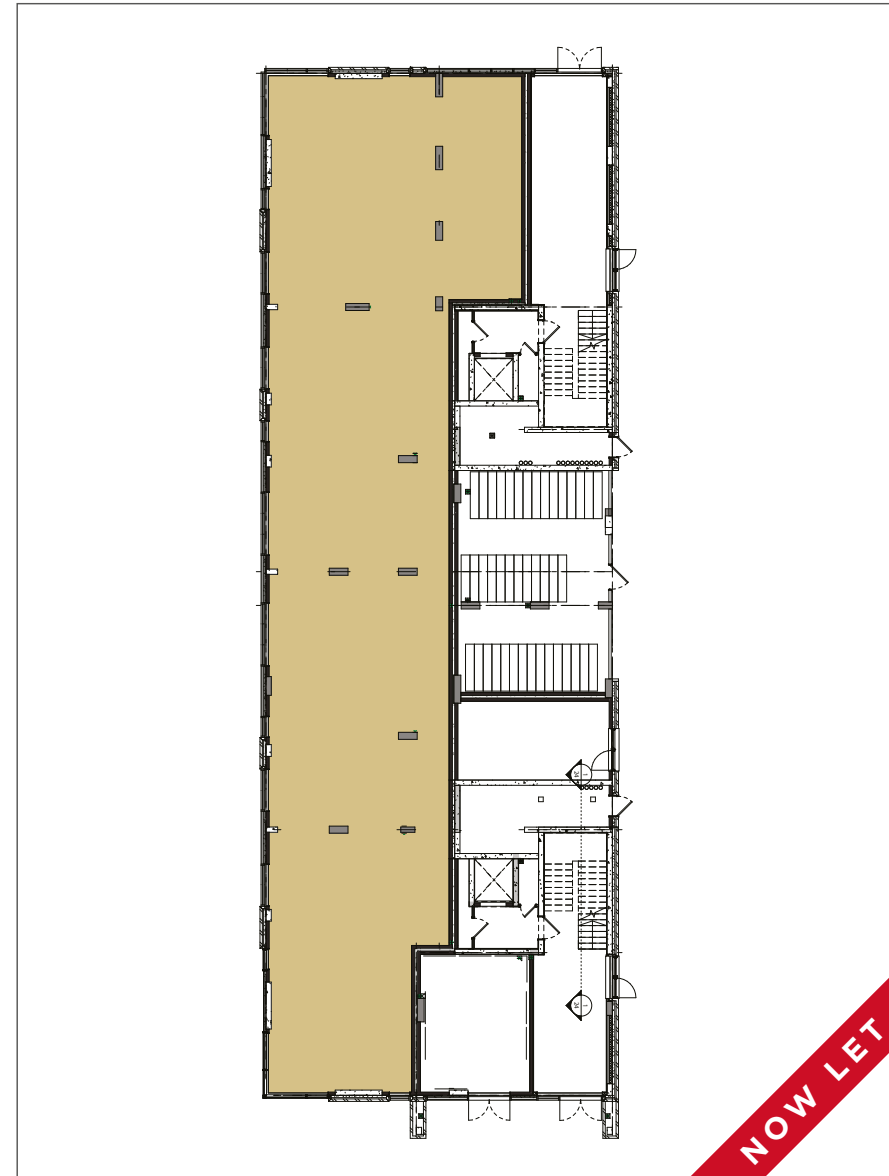
The train station is now ready with services due to commence May-23. Once operational, the Bankside Gardens commercial units will be well positioned to capture trade from both residents and commuters.

The unit was delivered to shell and core specification with capped services ready for the tenant's fit-out. It benefits from six designated customer parking spaces and a loading bay adjacent to the unit for deliveries.

### COMMERCIAL INFORMATION

Unit	Use Class	Sqft	Status
2	E	3,741	Now let

### UNIT 2 FLOOR PLAN



AREA PLAN



**UNIT 2  
GPV**





# UNIT 3

**AVAILABLE NOW**

The second of two commercial units has now been delivered at Bankside Gardens and is ready to occupy.

Unit 3 is located within the Resident’s Hub, Club 51, at Bankside Gardens, adjacent to the new Tesco store (Unit 2).

As with Unit 2, this unit is prominently located opposite the new Reading Green Park station and will benefit from increased footfall when train services commence in May-23.

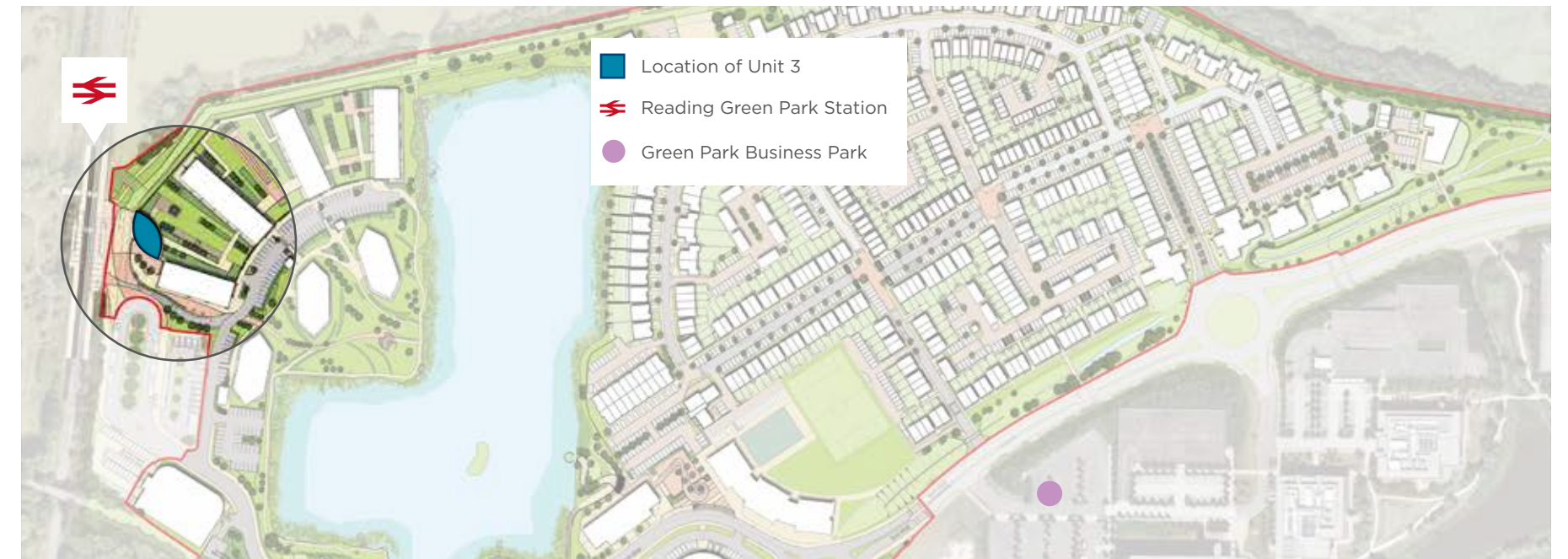
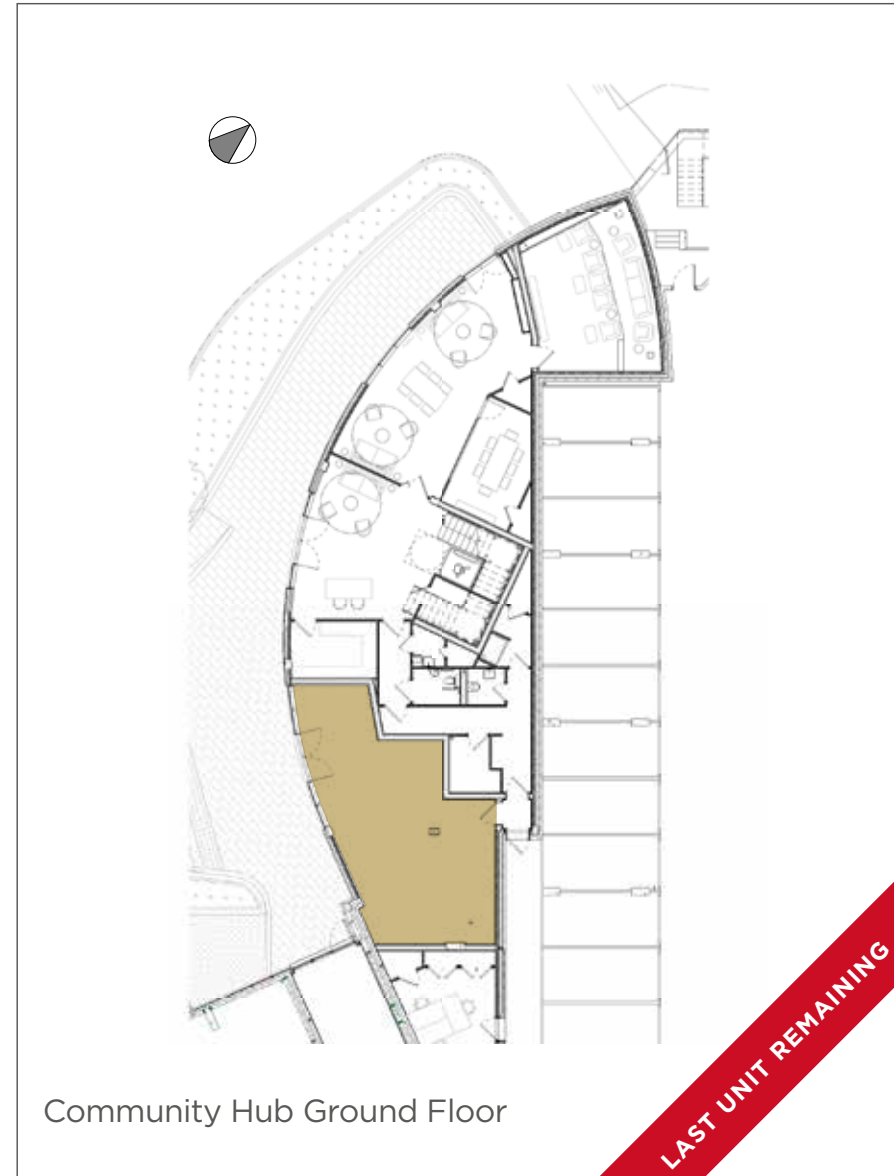
The unit, which is the smallest of the development’s three commercial units, is suitable for amenity-led occupiers seeking to offer something different to Units 1+2.

It has been delivered to shell and core specification with capped services and a shopfront, ready for a Tenant’s fit-out.

## COMMERCIAL INFORMATION

Unit	Use Class	Sqft	Status
3	E	670	Available

## UNIT 3 FLOOR PLAN



## AREA PLAN



**BANKSIDE  
GARDENS**

READING, BERKSHIRE

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