



# CANOPY

300 BROOK DRIVE  
GREEN PARK, READING

62,080 SQ FT / 5,765 SQ M



# A SPACE

DESIGNED FOR

# MOMENTS



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

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



# 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.



- 1 Cement tile
- 2 Terrazzo cream
- 3 Porcaline tile
- 4 Porcaline mosaic forest
- 5 Porcaline tile
- 6 Terrazzo breton
- 7 Terrazzo white
- 8 Brushed brass
- 9 Polished brass
- 10 American white oak



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.

# OUTSIDE IN

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

Cycle stand & VIP car parking spaces

Cycle shelter & repair station

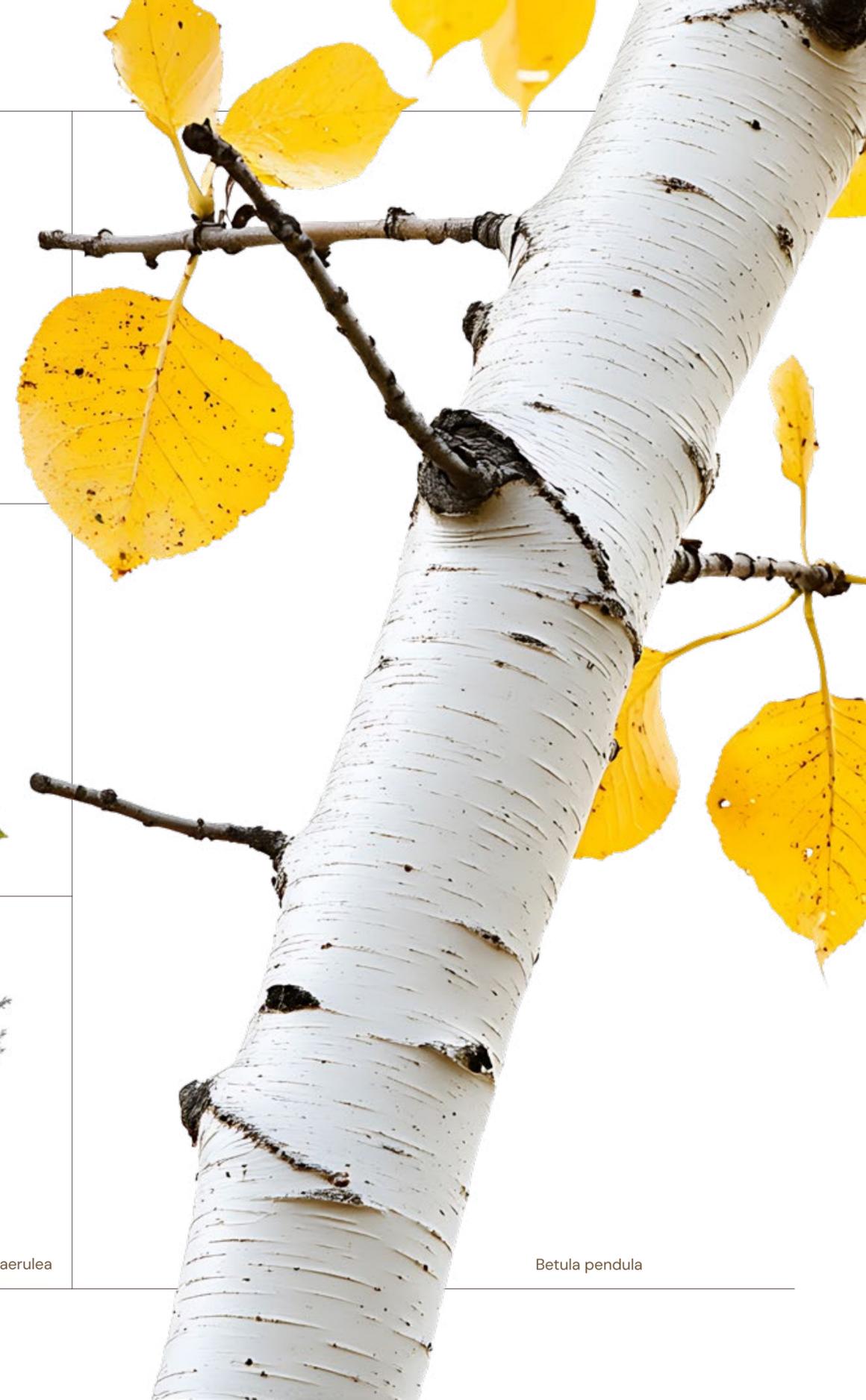


# ADDING A LITTLE COLOUR.



Lavandula x intermedia

Carpinus betulus



Buxus sempervirens



Hydrangea seemannii



Aegopodium podagraria



Allium aflatunense



Molinia caerulea

Betula pendula

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.



## 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.



# WORK

20,060 – 62,080 SQ FT / 1,864 – 5,765 SQ M

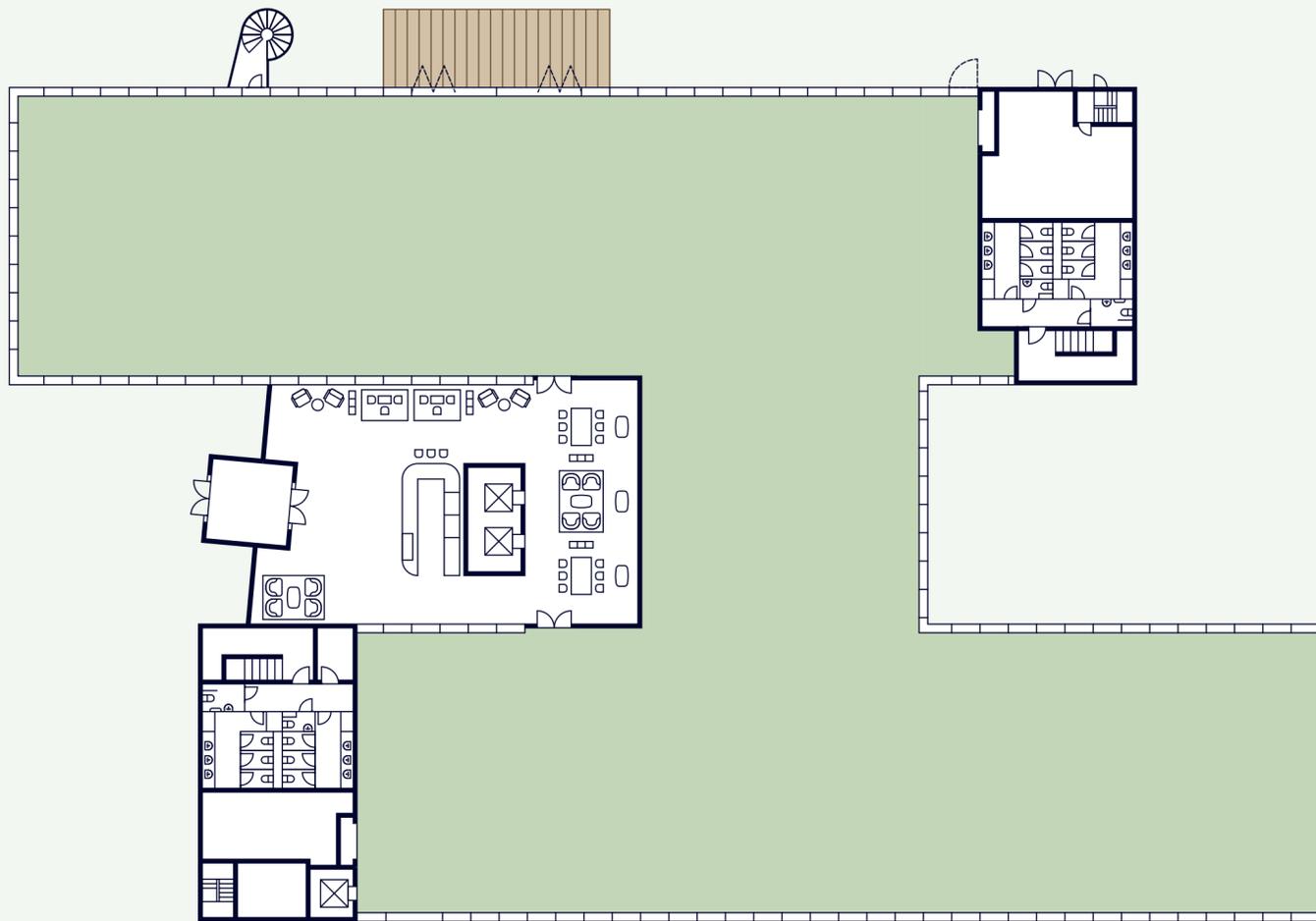
# SPACES

A beautifully reimagined,  
all-electric workspace, designed  
for the modern workforce.

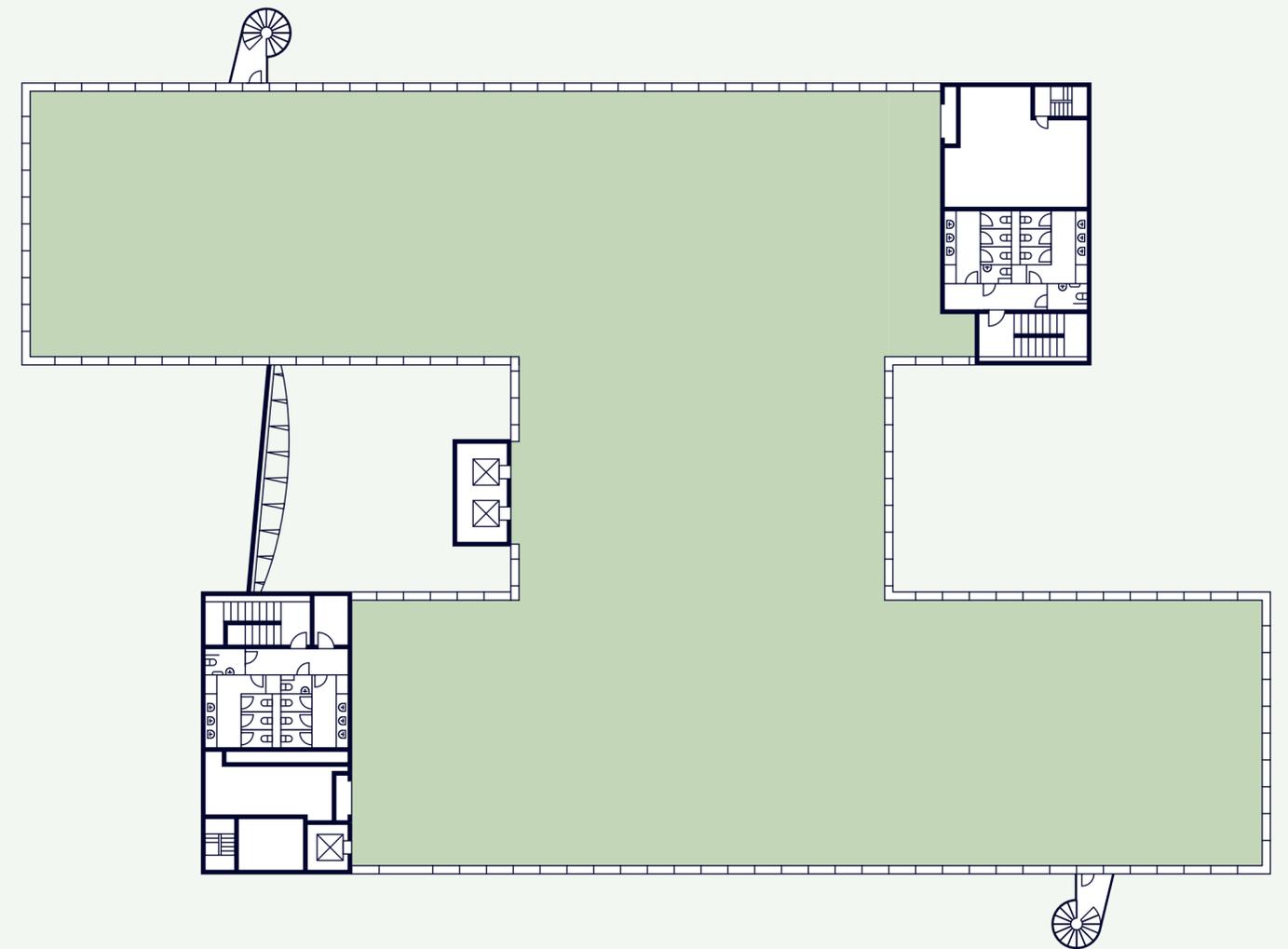


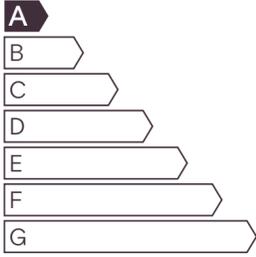
FLOOR	SQ FT	SQ M	PARKING
SECOND FLOOR	20,060	1,864	72
FIRST FLOOR	20,060	1,864	72
GROUND FLOOR	21,960	2,040	77
<b>TOTAL</b>	<b>62,080</b>	<b>5,768</b>	<b>221</b>

## GROUND FLOOR



## TYPICAL UPPER FLOOR



**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**



# GREEN

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.

# PARK

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.

16



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.





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  
Weekly pop-up

**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**

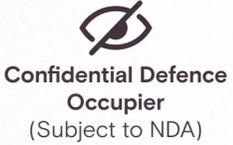
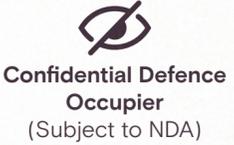
Lime Square,  
South Oak Way

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

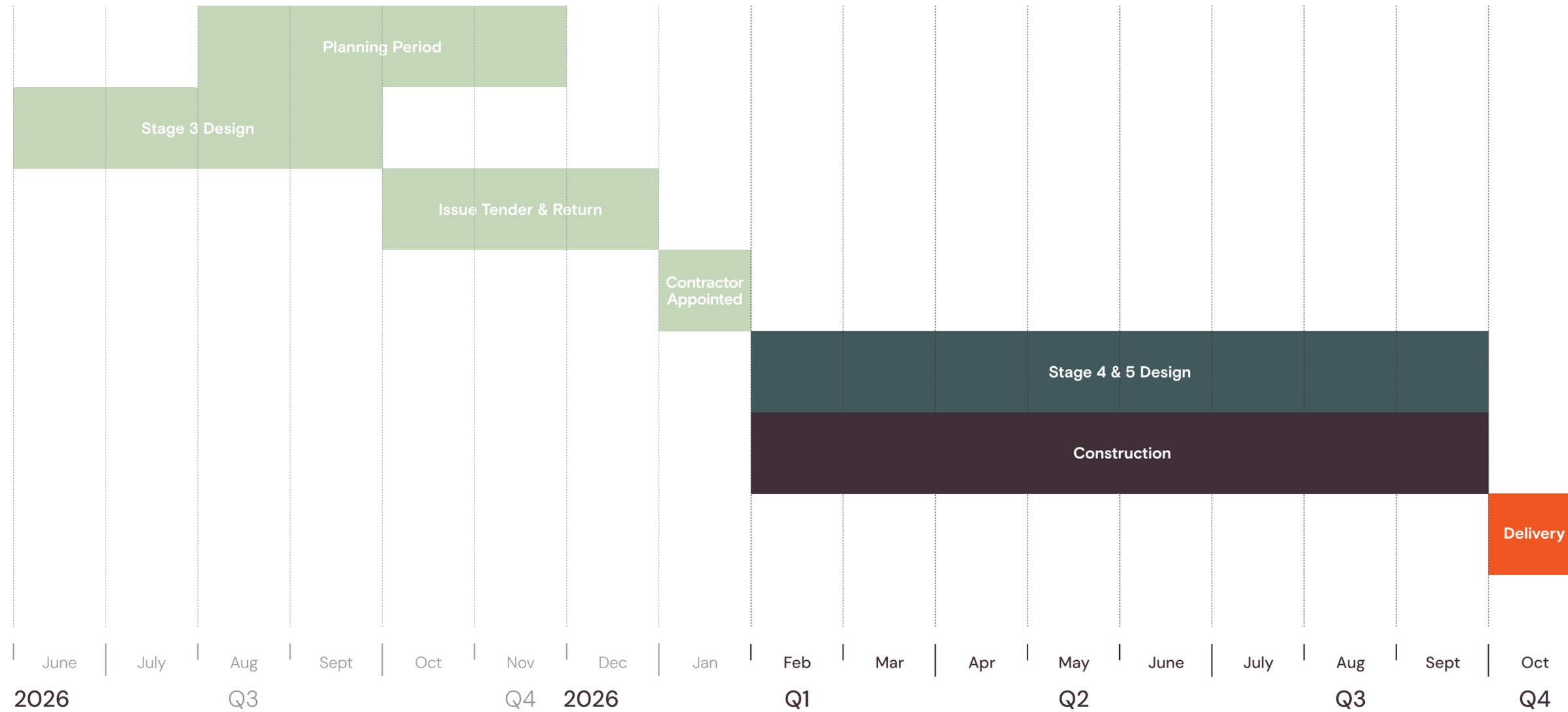




# DEVELOPMENT TEAM

<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>

# BUILD SCHEDULE





# CANOPY

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[greenpark.co.uk](http://greenpark.co.uk)