



SPACE TO GROW

OCTOBER 2026





CURRENT OPPORTUNITIES AT GREEN PARK

100 Longwater Avenue



Floor	sq ft	sq m
3 rd , Suite 24 ●●	1,904	177
3 rd , Suite 22 ●●	1,915	178
3 rd , Suite 21 ●●	911	85
2 nd , South ●	6,698	622
2 nd , North	6,710	624
2 nd , Suite 15 ●●	2,386	222
2 nd , Suite 14 ●●	1,433	133
2 nd , Suite 9 ●●	809	75
1 st , Suite 7 ●	983	91
1 st , Suite 3 ●●	1,254	117
Total	25,003	2,234

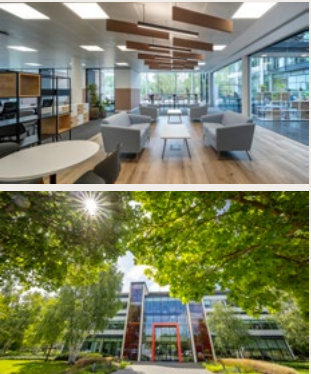
● denotes fitted accommodation.
● denotes flexible accommodation.

200 Longwater Avenue



Floor	sq ft	sq m
Part Ground	5,465	508
Part Ground	7,057	656
Total	12,522	1,164

250 Longwater Avenue



Floor	sq ft	sq m
Part Ground East Wing ●	5,480	508
Part Ground West Wing ●	8,040	747
Total	13,520	1,255

● denotes fitted accommodation.
● available Q4 2026.

100 Brook Drive



Floor	sq ft	sq m
Part 3 rd	8,537	739
Part 2 nd ●	10,771	1,001
Part 1 st	7,715	717
Part 1 st	3,385	315
Part Ground ●	2,166	201
Part Ground	4,341	403
Part Ground	4,478	416
Total	41,393	3,792

● denotes fitted accommodation.

250 South Oak Way



Floor	sq ft	sq m
Part 2 nd	2,893	269
Part 2 nd ●	4,594	427
Part 2 nd ●	11,939	1,109
Part 1 st	7,606	707
Part 1 st	2,013	187
Part 1 st	1,305	121
Part Ground	7,655	711
Part Ground	4,811	447
Total	42,816	3,978

● denotes fitted accommodation.

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Rowan, 500 South Oak Way



Floor	sq ft	sq m
3 rd ●	11,065	1,027
2 nd ●	11,065	1,027
1 st ●	10,900	1,013
Ground ●	11,017	1,024
Total	44,047	4,091

● available from Q3 2027.

Canopy, 300 Brook Drive



Floor	sq ft	sq m
2 nd ●	20,065	1,864
1 st ●	20,062	1,864
Ground ●	21,953	2,040
Total	62,080	5,768

● available from Q4 2026.

Future opportunity

Arbour, 300 South Oak Way



Floor	sq ft	sq m
4 th	35,263	3,276
3 rd	35,263	3,276
2 nd	33,928	3,152
1 st	33,928	3,152
Reception	4,790	445
Total	143,172	13,301

BESPOKE PRE-LET OPPORTUNITIES

Off-plan pre-let.

600 South Oak Way

188,200 sq ft

One of the most prominent sites on the M4 corridor with excellent views across Longwater Lake.

700, 800 & 900 South Oak Way

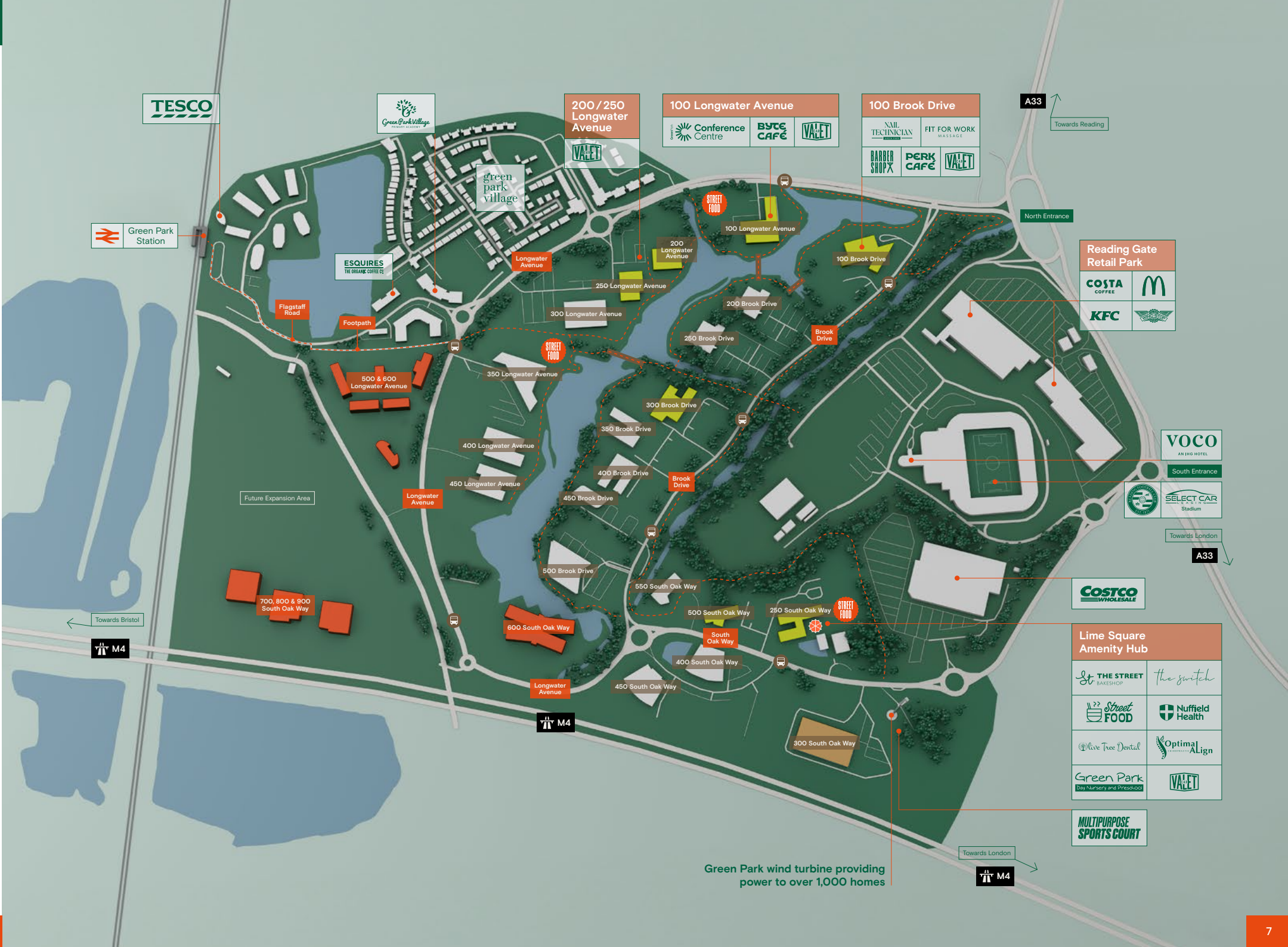
319,000 sq ft

Fronting the M4 motorway these three buildings offer a high profile campus or individual HQ offices.

500 & 600 Longwater Avenue

240,000 sq ft

An opportunity to create a campus within the Park a short walk from Green Park Station.



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



Building	Total sq ft
100 Longwater Avenue	82,243
200 Longwater Avenue	43,552
250 Longwater Avenue	46,668
300 Longwater Avenue	101,936
350 Longwater Avenue	111,064
400 Longwater Avenue	119,424
450 Longwater Avenue	119,292
100 Brook Drive	85,782
200 Brook Drive	53,900
250 Brook Drive	67,280
300 Brook Drive	62,080
350 Brook Drive	44,855
400 Brook Drive	50,130
450 Brook Drive	31,166
500 Brook Drive	121,547
250 South Oak Way	50,624
300 South Oak Way	143,172
400 South Oak Way	106,020
450 South Oak Way	110,669
500 South Oak Way	44,029
550 South Oak Way	44,186

3shape	63	BAYER	BERKELEY COMMERCIALS	BRITANNIA
bwa	centralis	CISCO	CROWDSTRIKE	DSSEC
elementa workspace	ELT GROUP	Extreme	fixmycar	ICON
IGEL	indigo power the energy center	Island	Itergy	Kaseya
leep	Mastek	NVIDIA	Pierre Fabre	PRESSALIT CAIRE
proofpoint	Qualys	Regus	secbe leaders in construction	STADA Thornton & Ross
SUPERMICR	TANIAM	THALES	Thames Water	tp-link
Vivo	VOSS	wood.		

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October 2026. Reference 2604002.