

To Let

350 Brook Drive (Building 2), 350 Brook Drive, Green Park, Reading, RG2 6UH

13,671 to 44,855 sq ft

- Headquarters buildings
- Flexible office space
- Established occupiers on the park
- Three headquarters buildings
- Established local occupiers



Location

Green Park is strategically located one mile from Junction 11 of the M4 motorway, which provides a direct route to Heathrow International Airport, the world's busiest airport, 28 miles to the east. In addition, excellent train links make the Park very accessible via public transport, as well as by road. Green Park provides a variety of office, retail, leisure and communal facilities built to a very high specification. Features include triple storey fully glazed entrances, modern specifications and pen plan, flexible floor plates.

Specification

- Concrete frame with suspended concrete floors
- Full height glazing
- Glazed automatic entrance doors
- Four pipe fan coil air conditioning
- Fully accessible raised floors with floor boxes and power
- Suspended ceilings
- Intelligent lighting control system with motion sensors
- Male, female and disabled persons WC facilities on each floor
- Passenger and service lifts, varying according to floor areas
- CCTV 24 hour on-site security
- Designated car parking
- All buildings have been designed to BCO specification or better

Accommodation

Flexible terms available

Floor/Unit	Sq ft	Availability
2nd	14,827	Let
Total	14,827	

EPC

This property has been graded as C (75).

Rent

Rent on Application

Business Rates

Rates payable: £7.03 per sq ft

Service Charge

£8.00 per sq ft Estimate



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