

WELCOME

GREEN PARK READING





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# WELCOME TO 180 STUNNING, LANDSCAPED ACRES.

Welcome to a masterplan conceived by Foster + Partners to create an environment in which businesses of all sizes can thrive and grow.

Welcome to an excellent location, connected via the M4 motorway to London and the south of England, and via Heathrow Airport to the wider international business community. [Welcome to Green Park.](#)

Over the past decade we have developed a first class office park, which has become home to an impressive list of international tenants. Managed by Broadgate Estates, we offer all the support that these companies have come to expect. But we like to think that we have created something more.

At Green Park small companies grow and prosper, while large companies go from strength to strength. Employees of both enjoy a wide range of high-quality facilities, amenities and services set in a beautiful, natural landscape. All these combine to deliver an attractive quality of working life.

## VIEW OF LIME SQUARE

Lime Square's amenities include the award winning Isq2 brasserie.





*View across Longwater Lake towards 100 Longwater Avenue, photographed in early evening.*

# THE GREEN PARK ENVIRONMENT





Longwater Lake sits at the heart of Green Park. Around it we have developed a series of landmark buildings that provide high profile, high quality accommodation for a whole range of businesses.

We combine the highest quality of design and specification in a rich and vibrant setting.

Green Park is one of the largest developments of its type in Europe, and consequently we have attracted some big names. Cisco Systems, Symantec Software, Logica, PRA International, Quintiles, Thames Water, HSBC and Regus are just some of the leading international businesses who have chosen to locate at Green Park.

We also take great pride in the way we have provided smaller, entrepreneurial businesses with the right kind of office accommodation for all phases of their development. Our office suites start from 500 sq ft, so we have space for the most modest start-up, and with a wide range of spaces available, we are there to help when the time comes to expand.





## FIRST CLASS BUSINESS FACILITIES SET IN LANDSCAPED PARKLAND



Acres of mature, managed parkland mean even sizeable headquarter office buildings merge into Green Park's natural environment.

Longwater Lake is more than an uplifting view from the office window. With its network of cycleways, nature trails and paths running around its banks, it provides a recreational focal point for everyone who works here.







Diet  
Coke

Café  
100

# OUR COMMUNITY

## A BETTER QUALITY OF WORKING LIFE

At Green Park we understand that motivated employees are more effective. So we provide frequent, comfortable buses to bring them into Green Park from Reading station or town centre. Well-maintained, well-lit walkways make it easy to get around the Park.

Our cafés and restaurants tempt both tenants and the local community throughout the day and into the evening. Add to this a first-class health club, a day nursery, and acres of natural parkland, and we believe that we can make that elusive work-life balance a little more achievable.

## GREEN PARK OCCUPIERS

### 100 LONGWATER AVE 450 PEOPLE

ACE  
ATEX  
Bakbone  
Ceridan Centrefile  
Chubb  
ESL Pressalit Care  
Rolta  
SECBE/ICI  
Sepura  
Slipstream  
Vocera  
Wirebird

### 200-350 LONGWATER AVE 550 PEOPLE

Cisco

### 100 BROOK DRIVE 200 PEOPLE

HSBC  
Synopsis  
Intermec

### 200 BROOK DRIVE 500 PEOPLE

Regus

### 250 BROOK DRIVE 500 PEOPLE

Logica

### 300-400 BROOK DRIVE 1,000 PEOPLE

Symantec

### 500 BROOK DRIVE 600 PEOPLE (Summer 2011)

Quintiles

### 250 SOUTH OAK WAY 200 PEOPLE

APC  
Archimedes Pharma  
Itergy  
Sia

### 500 SOUTH OAK WAY 300 PEOPLE (Spring 2012)

PRA Interntional

### 550 SOUTH OAK WAY 500 PEOPLE

Thames Water

**TOTAL 4,800 PEOPLE (approx)**

*Left: The bustling café at 100 Longwater Avenue*

# ON-SITE AMENITIES



## LSQ2 & CAFE 100

Both Isq2 on Lime Square and Café 100 at 100 Longwater Avenue serve up waterside views, and alfresco dining during the summer months.

## NUFFIELD HEALTH CLUB

Buff-up or wind-down. Nuffield Health & Fitness Club caters for everyone from fitness fanatics to those who prefer to take life a little more leisurely.

Facilities include a 20m swimming pool, a gym with a choice of equipment and classes, a health and beauty spa with sauna and steam room, and a relaxing lounge bar.



## CHILD BASE DAY NURSERY

Our Child Base Day Nursery provides top quality day care for up to 115 children. It has six main playrooms with sensory and designated sleeping areas, and one room contains soft climbing equipment, slides and crawling tubes for lively large movement activities in complete safety.

Child Base is an independent company established in 1989. Its 34 nurseries nationwide are based on a culture of developing, stimulating and offering a solid foundation for the children in its care. It has a strong network of dedicated, motivated and professionally trained staff.







# GREEN PARK EVENTS



At Green Park we have created a sense of place, which encourages companies to stay and grow. Many have been here for over a decade, and during this time Green Park has grown into more than just a place of work. We are committed to delivering an exciting calendar of events throughout the year, which attract tenants and local residents alike.



Our beautiful parkland setting makes Green Park the perfect location for the Reading half-marathon. Longwater Lake hosts regular angling competitions. We also hold many one-off events at 100 Longwater Avenue, Lime Square, and on Longwater Lake.

*Above left: The summer French farmers market*



### THE GREEN PARK CHALLENGE

Catering for all ages and abilities, the Green Park Challenge is a natural extension of the role we play in the community. It is also a great way to raise money and awareness for a number of local charities.

### CORUS ELITE SERIES TRIATHLON

Green Park made a spectacular setting for this punishing event. The course comprised a 750 m swim section in Longwater Lake, a 20 km cycle and a 5 km run through the centre of the Park.



# ARCHITECTURE & DESIGN

Our masterplan was designed by Foster + Partners, a name synonymous with elegant solutions for contemporary working and living.

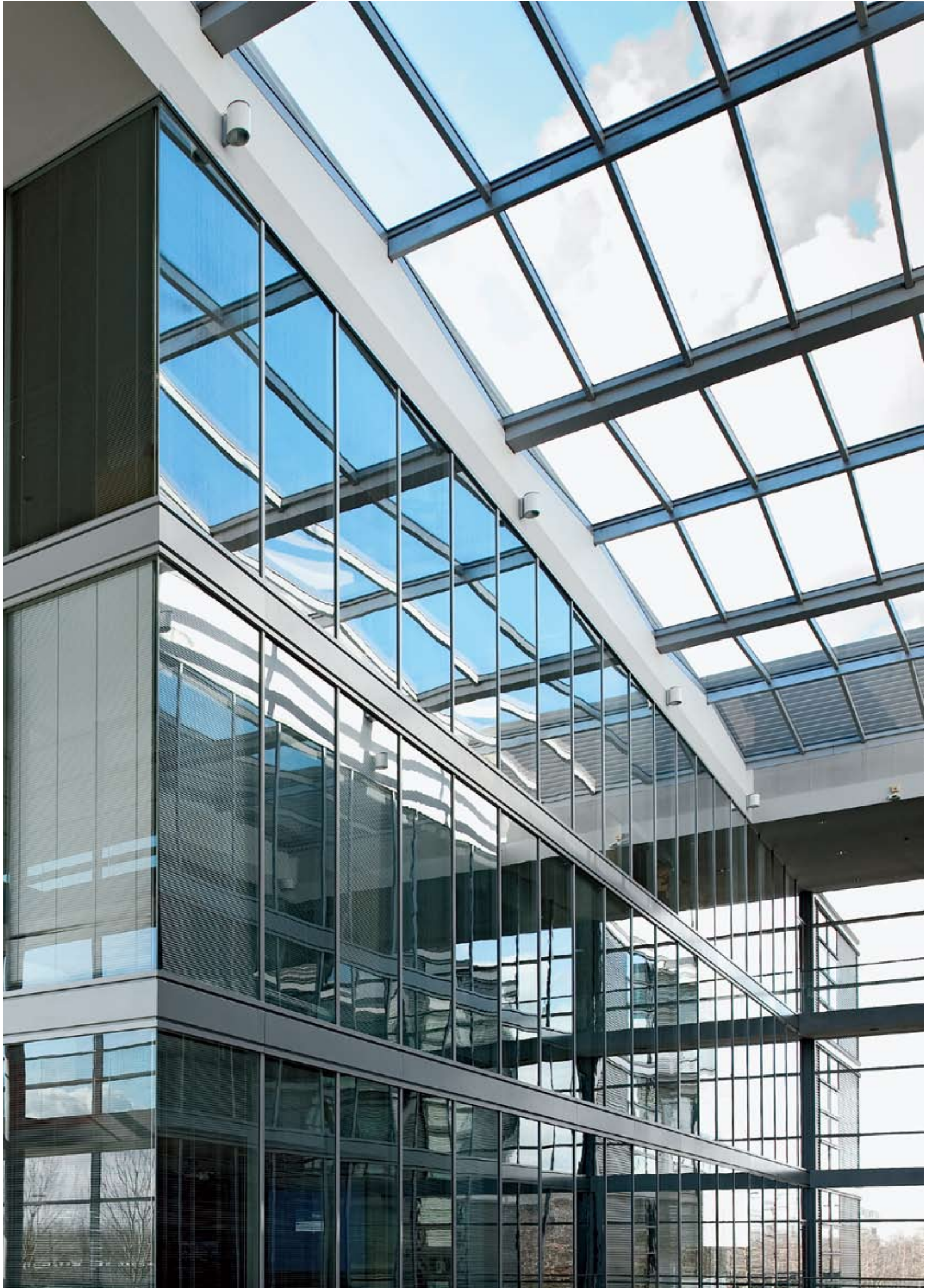
This masterplan provides a coherent framework for our provision of office accommodation and complementary amenities.

Green Park's individual buildings are commissioned from a selection of the world's leading commercial architects: Nicholas Hare, EPR, Sidell Gibson, Scott Brownrigg, HOK and Tate Hindle.

Our continued expansion has scope for both speculative development and bespoke building design.



*Right: Light and space are key to Green Park's design philosophy.*









# OUR ICON



## THE GREEN PARK TURBINE

The Ecotricity turbine at Green Park, designed by Foster + Partners, is a symbol of our commitment to creating a sustainable working environment.

The turbine is more than a highly visible statement of good intentions. It generates 2.3 megawatts of clean energy, enough to power around 1,200 homes.





M4 J11

Madejski Stadium

Green Park

M4

Hilton Hotel

# READING

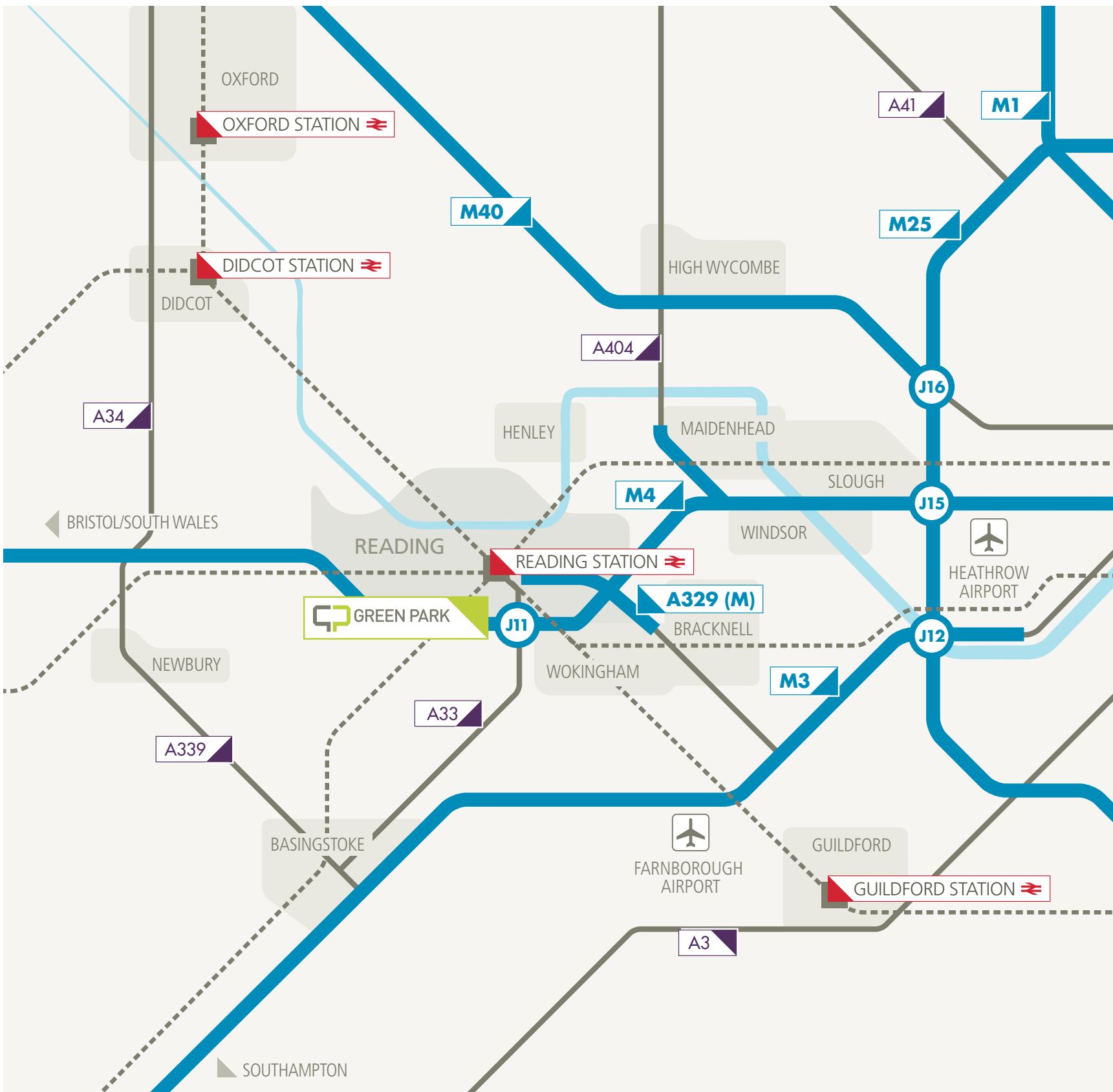
The Thames Valley is one of Europe's top 10 business locations and Green Park stands at its heart, just a mile and a half from Reading town centre.

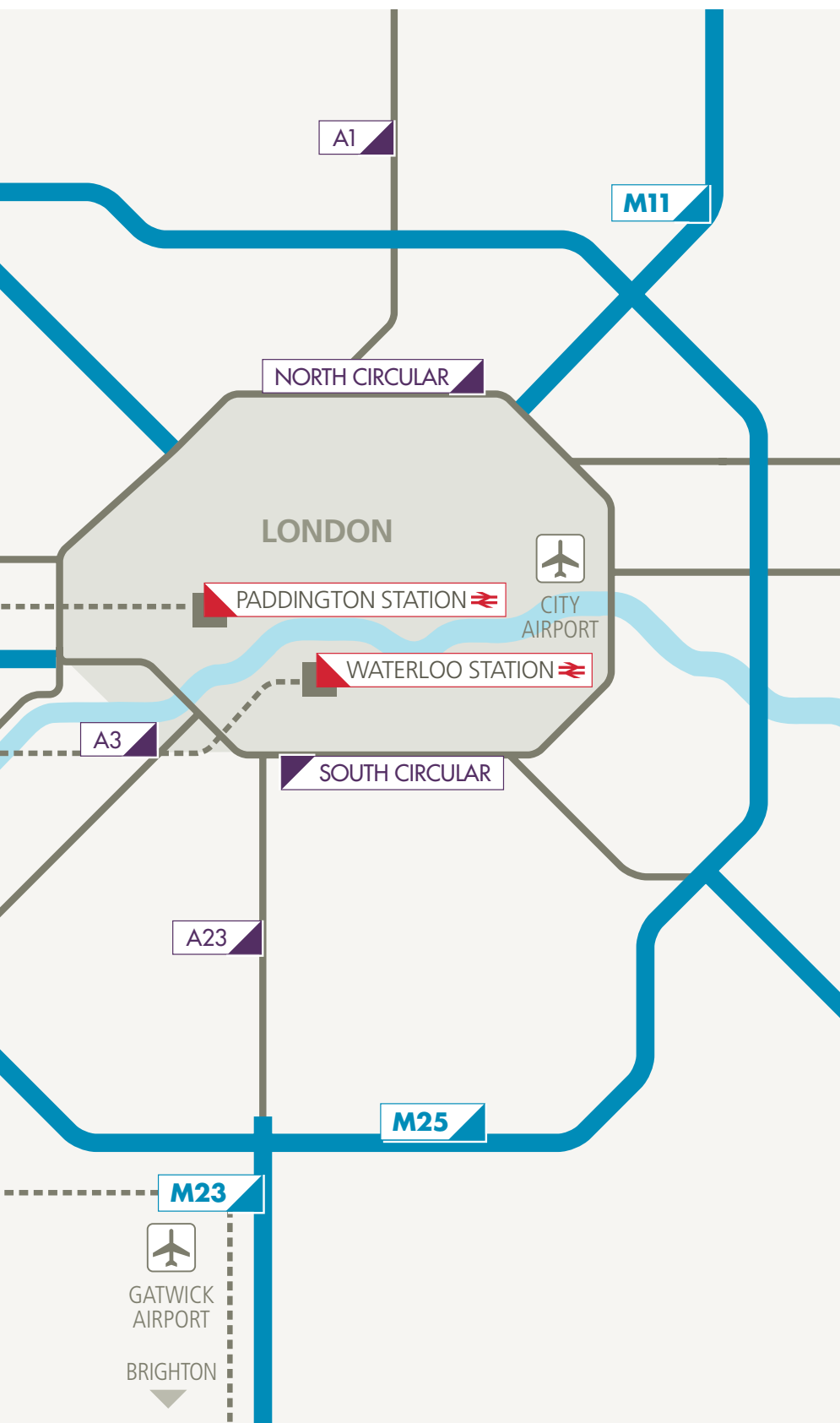
Reading, a university town with 15,000 students and a highly-educated workforce, is home to some of the biggest names in international business. Reading's residents enjoy excellent quality of life through a range of entertainment and leisure amenities. The Oracle, Reading's £250 million retail and leisure development, has two department stores, cinemas, restaurants and bars.

The Oracle

➔ Reading Station

# TRANSPORT





Getting to and from the office should not be a job in itself. Green Park enjoys excellent transport connections, including a variety of green travel initiatives.

#### BY TRAIN

Reading station connects to London Paddington up to 14 times per hour, with a fastest journey time of just 26 minutes. It is proposed that Green Park will have its own railway station in the future.

#### Approximate rail travel times

Oxford	23 mins
London Paddington	26 mins
Bristol	55 mins
Birmingham	1hr 37 mins

Source: *First Great Western*

#### BY CAR

Our road connections are equally efficient. Junction 11 of the M4 is just minutes away, taking you directly to Heathrow and Central London.

#### Approximate road travel times

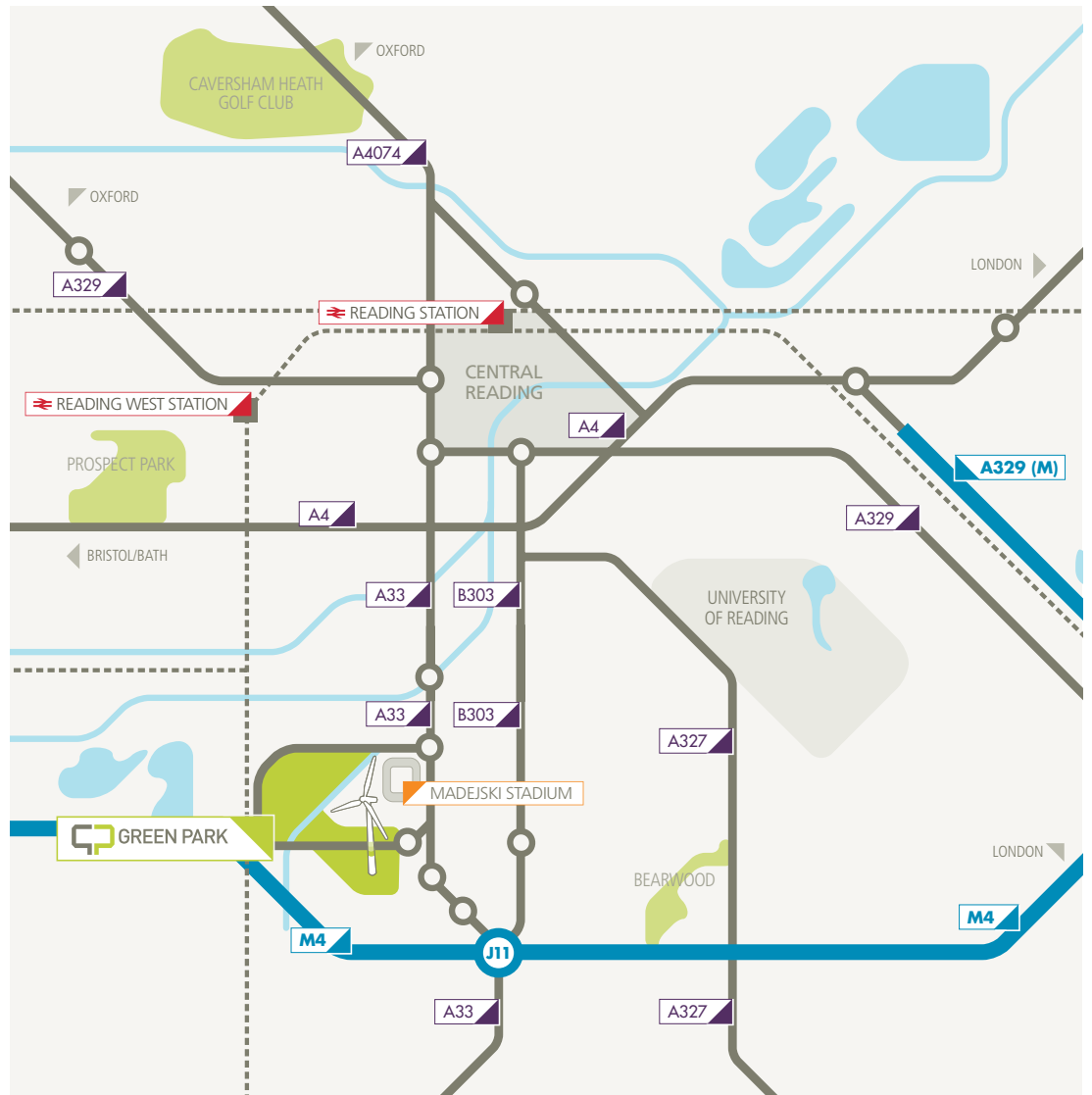
Heathrow	39 mins
Oxford	59 mins
Central London	1hr 13 min
Gatwick Airport	1hr 15 min

Source: *AA Route Planner*

## GREEN PARK FAST TRACK

As part of our ongoing commitment to environmental responsibility, we have launched a new fleet of low emission eco-friendly buses. These are among the first in the UK to meet the stringent 'Euro 4' European emission standards and produce significantly lower levels of carbon dioxide and nitrogen oxide.

Each bus includes full wireless access and a real time information system for maximum passenger comfort and security.





**GREEN PARK,  
BY THOSE WHO KNOW IT BEST**

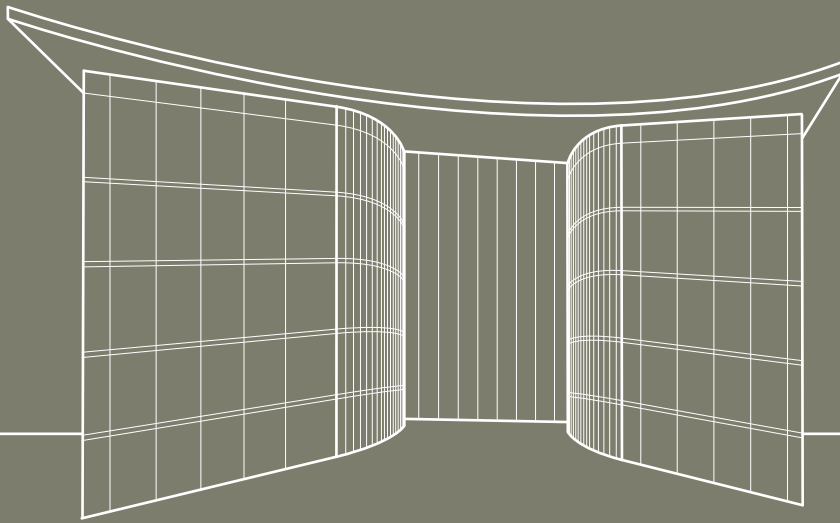
# TESTIMONIALS

Beautiful surroundings. Superb accommodation.  
Fantastic facilities. Effortless transport connections.

Every aspect of Green Park has been designed to make  
it a better place to work. A better place for businesses  
and their people to grow.

Some companies have flourished here for 10 years or  
more. Others have arrived only recently. Here's what they  
have to say about a better working life at Green Park.

## WYETH UK 500 BROOK DRIVE



**ARCHITECT** Scott Brownrigg

**BUILD DATE** 2009

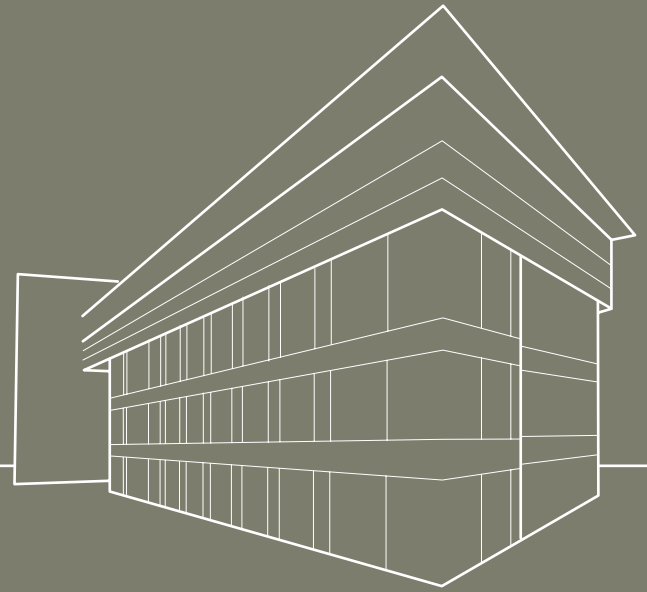
Wyeth, now part of Pfizer, is the international pharmaceutical and healthcare company behind brands like Anadin, ChapStick and Centrum.

The Landlord has worked with Wyeth to produce an office headquarters with a BREEAM rating of 'Excellent' and an EPC rating of 'B' in part by including a chilled beam air conditioning system. 500 Brook Drive is now occupied by Quintiles and has won a number of awards.

*'We chose Green Park on the basis of its excellent location, and the opportunity to create an outstanding working environment for our staff.'*

**Palle Christensen**  
Managing Director, Wyeth UK

## LOGICA 250 BROOK DRIVE



**ARCHITECT** Sidell Gibson

**BUILD DATE** 1999

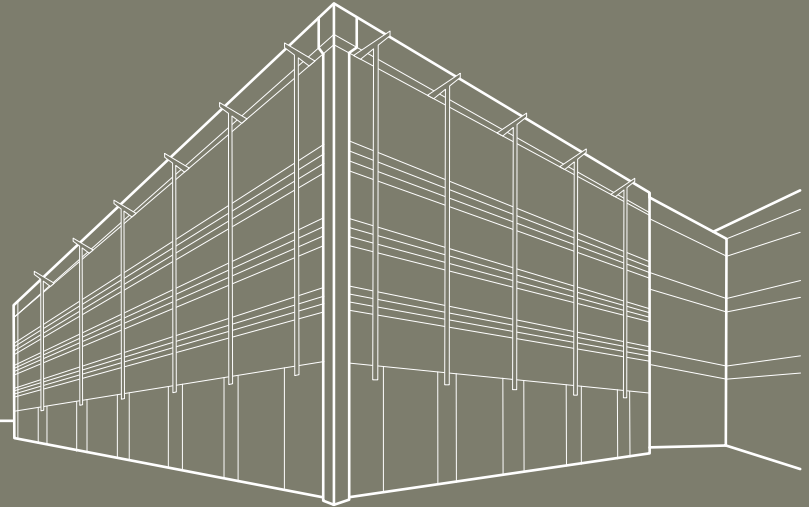
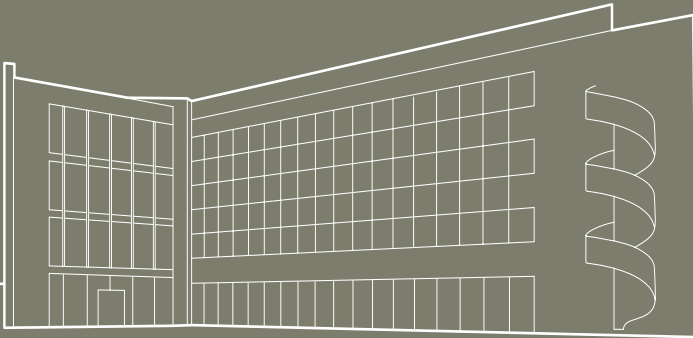
250 Brook Drive is the 67,000 sq ft headquarters building for Logica UK, one of the world's leading IT services firms. The company has occupied this building since its completion in 1999.

*'Good staff expect a certain standard of accommodation and they certainly get that at Green Park.'*

**Janet Turner**  
HR Director, Logica

# THAMES WATER 550 SOUTH OAK WAY

# ARCHIMEDES PHARMA 250 SOUTH OAK WAY



## ARCHITECT

Tate Hindle

## BUILD DATE

2009

Thames Water are the UK's largest water and sewage company, serving 14 million customers across London and the Thames Valley.

In 2009 they chose 550 South Oak Way as their new Operational Management Centre employing over 500 people.

*'Green Park is a cool, smart place to work with great travel links – bus, train and proximity to the M4 – and gym, crèche and restaurant facilities right next door.'*

**Jayne Farrin,**

Head of Corporate Communications, Thames Water

## ARCHITECT

Tate Hindle

## BUILD DATE

2002

250 South Oak Way is perfectly suited to companies who require the flexibility to grow without constantly moving offices. Archimedes Pharma, a specialist European pharmaceutical company, first moved here in 2005, occupying 5,000 sq ft. Subsequent acquisitions and organic growth have led Archimedes to take a further 3,700 sq ft in 2006, and then 2,000 sq ft more in 2008.

*'It was the right choice – the facilities are first rate and everyone in the company benefits from an excellent working environment.'*

**Charles Marchetti**

Finance Director, Archimedes Pharma





# CONTACTS



**Stewart Barlow**  
T +44 (0)20 3296 2131  
M +44 (0)7702 759 083  
E [stewart.barlow@dtz.com](mailto:stewart.barlow@dtz.com)

[www.dtz.com](http://www.dtz.com)



**Charles Dady**  
T +44 (0)2071525273  
M +44 (0)7793808273  
E [Charles.Dady@eur.cushwake.com](mailto:Charles.Dady@eur.cushwake.com)

**Tom Leeming**  
T +44 (0)20 7152 5778  
E [tom.leeming@eur.cushwake.com](mailto:tom.leeming@eur.cushwake.com)

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)



**Keith Wise**  
T +44 (0)118 959 7555  
M +44 (0)7802 946 166  
E [keith@campbellgordon.co.uk](mailto:keith@campbellgordon.co.uk)

**Duncan Campbell**  
T +44 (0)118 959 7555  
M +44 (0)7827 341 503  
E [duncan@campbellgordon.co.uk](mailto:duncan@campbellgordon.co.uk)  
[www.campbellgordon.co.uk](http://www.campbellgordon.co.uk)





**GREEN PARK VILLAGE**

Future Expansion Area

200 LONGWATER AVE

250 LONGWATER AVE

300 LONGWATER AVE

350 LONGWATER AVE

500-600 LONGWATER AVE

Future Expansion Area

400 LONGWATER AVE

900 SOUTH OAK WAY

800 SOUTH OAK WAY

700 SOUTH OAK WAY

600 SOUTH OAK WAY

500 SOUTH OAK WAY

TO BRISTOL

South Oak Way

450 SOUTH OAK WAY

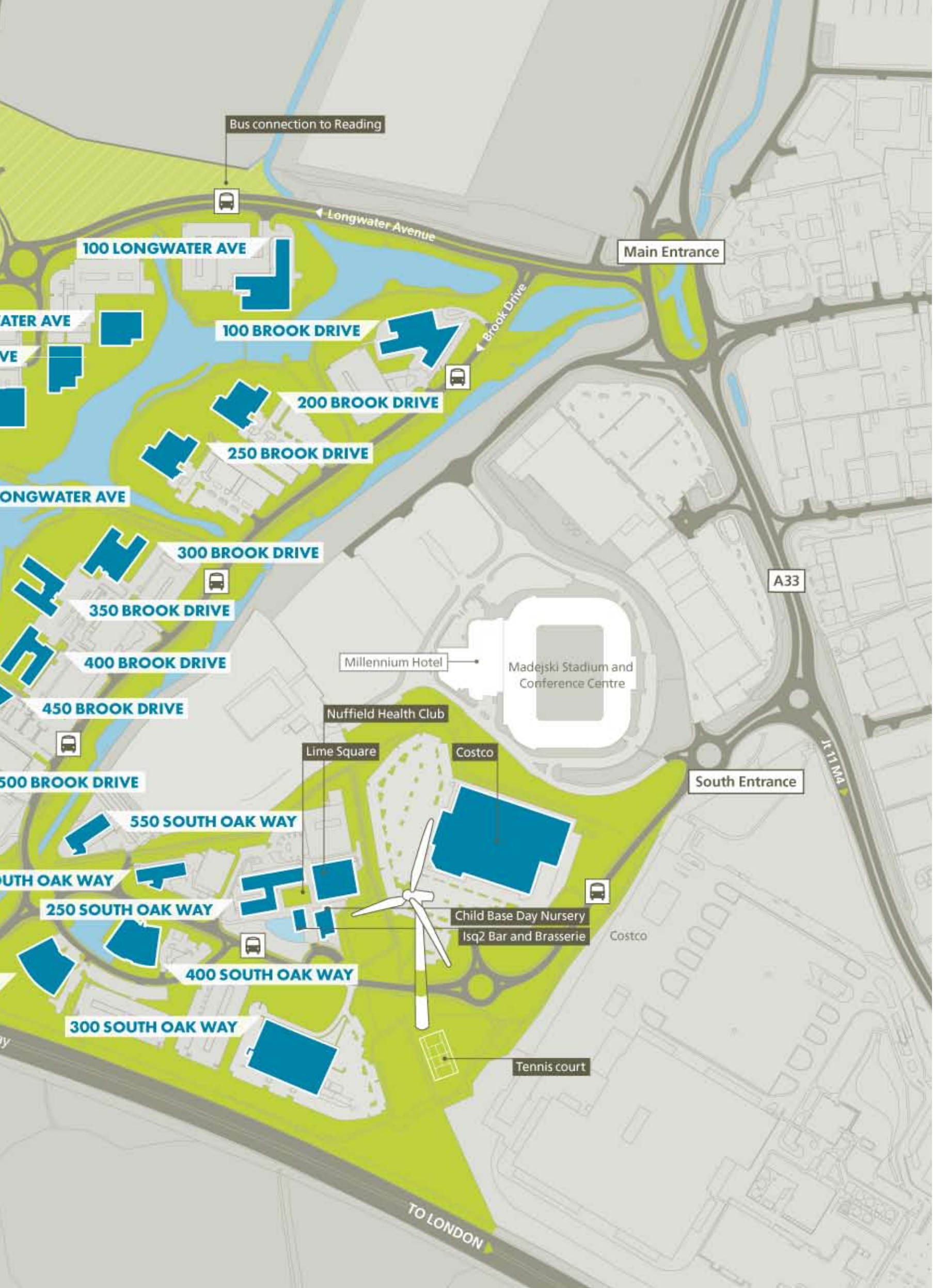
M4 Motorway

Longwater Lake

Masterplan Key

- Your site
- Built
- Pre-letting opportunities
- Future expansion area





Bus connection to Reading



Longwater Avenue

100 LONGWATER AVE

Main Entrance

WATER AVE

100 BROOK DRIVE



Brook Drive

200 BROOK DRIVE

250 BROOK DRIVE

ONGWATER AVE

300 BROOK DRIVE



350 BROOK DRIVE

A33

400 BROOK DRIVE

Millennium Hotel

Madejski Stadium and Conference Centre

450 BROOK DRIVE

Nuffield Health Club

500 BROOK DRIVE



Lime Square

Costco

South Entrance

550 SOUTH OAK WAY

SOUTH OAK WAY

250 SOUTH OAK WAY

Child Base Day Nursery  
Isq2 Bar and Brasserie



Costco

400 SOUTH OAK WAY

300 SOUTH OAK WAY

Tennis court

TO LONDON

J111M4

WELCOME

GREEN PARK READING

# GREEN PARK



Oxford Properties supports the Code for Leasing Business Premises in England and Wales in 2007, produced by the joint Working Group on Commercial Leases.

Follow the lease code at: [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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