

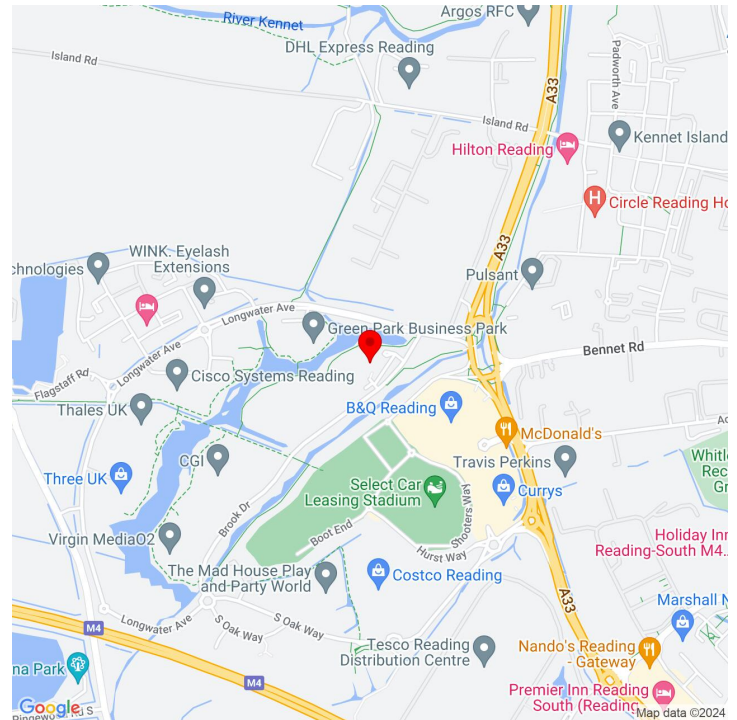


## 100 Brook Drive, Reading, RG2 6UJ

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Views across Longwater Lake create the perfect setting for an impressive corporate headquarters.

- Recently refurbished reception and atrium
- Part of the landmark Green Park development
- Impressive corporate headquarters
- 24 hour security on the Park
- New Cafe and break out areas
- Fitted suites
- Views across Longwater Lake



## Summary

Available Size	2,000 to 11,222 sq ft / 185.81 to 1,042.56 sq m
Rent	£37.50 per annum
Service Charge	£11.43 per sq ft
EPC	Upon enquiry

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - North A	3,669	340.86	Available
Ground - North B	5,357	497.68	Available
Ground - West	2,166	201.23	Available
<b>Total</b>	<b>11,192</b>	<b>1,039.77</b>	

## Description

The building comprises 85,782 sq ft arranged over ground and three upper floors. Views across Longwater Lake create the perfect setting for an impressive corporate headquarters.

## Location

Green Park is 8 minutes from Reading station, which provides up to 12 highspeed rail services to central London every hour. Direct services also run to Oxford (23 minutes away) Bristol (53 minutes away) and Birmingham (92 minutes away).

With direct access to the M4 motorway at Junction 11, Heathrow Airport is just 30 miles away.

## Specification

Amenities  
Manned reception  
Four pipe fan coil air conditioning system  
1 x goods lift  
Fully accessible raised floors – 450mm void  
Finished floor to ceiling height 2.6m  
Suspended ceiling  
On-site car parking  
Showers and bike racks  
3 x 13 person glass scenic lifts  
Imposing full height atrium  
On-site coffee and light snack service point  
24 hour security on the Park  
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