



CANOPY

300 BROOK DRIVE
GREEN PARK, READING
COMPLETION: Q4 2026

62,080 SQ FT / 5,768 SQ M



A BEAUTIFULLY RE-IMAGINED,
ALL-ELECTRIC BUILDING, DESIGNED
FOR THE MODERN WORKFORCE.





A SPACE

DESIGNED FOR

MOMENTS



AT THE HEART OF GREEN PARK, A THOUGHTFULLY RE-IMAGINED AND FULLY REFURBISHED SPACE EMERGES. COMPLETION: Q4 2026.

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.

CGI OF RECEPTION AND ATRIUM





- 1 Cementine Dintorni
Porcelian Tile
Domus Group
- 2 Cream Granito
Mosaic Factory
- 3 Ash, White Pigment
- 4 Handcrafted Zellige
1019 Tile
Mosaic Factory
- 5 Nautilus Porcelian Tile
Domus Group
- 6 Natural Polished Plaster
Armourcoat
- 7 White Granito
Mosaic Factory
- 8 Terracotta Tile
Solus
- 9 Recycled Ivory Oak
Offcut timber / wood
waste + bio resin
Foresso
- 10 Mosaic Forest Porcelian
Ca'Pietra
- 11 Bellizzi Acrylic Stone
Hi-Macs E
- 12 European Oak
Havwoods
- 13 Italic Porcelian Tile
Domus Group
- 14 Pumpkin Leather
Alma Leather
- 15 Flame Curtain Polyester
Vescom.com
- 16 Sand Bouclé
Six the Residence
- 17 Bouclé O472
Kvadrat
- 18 Capture Fabric 6401
Gabriel



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.



WORK

62,080 SQ FT / 5,768 SQ M

SPACES



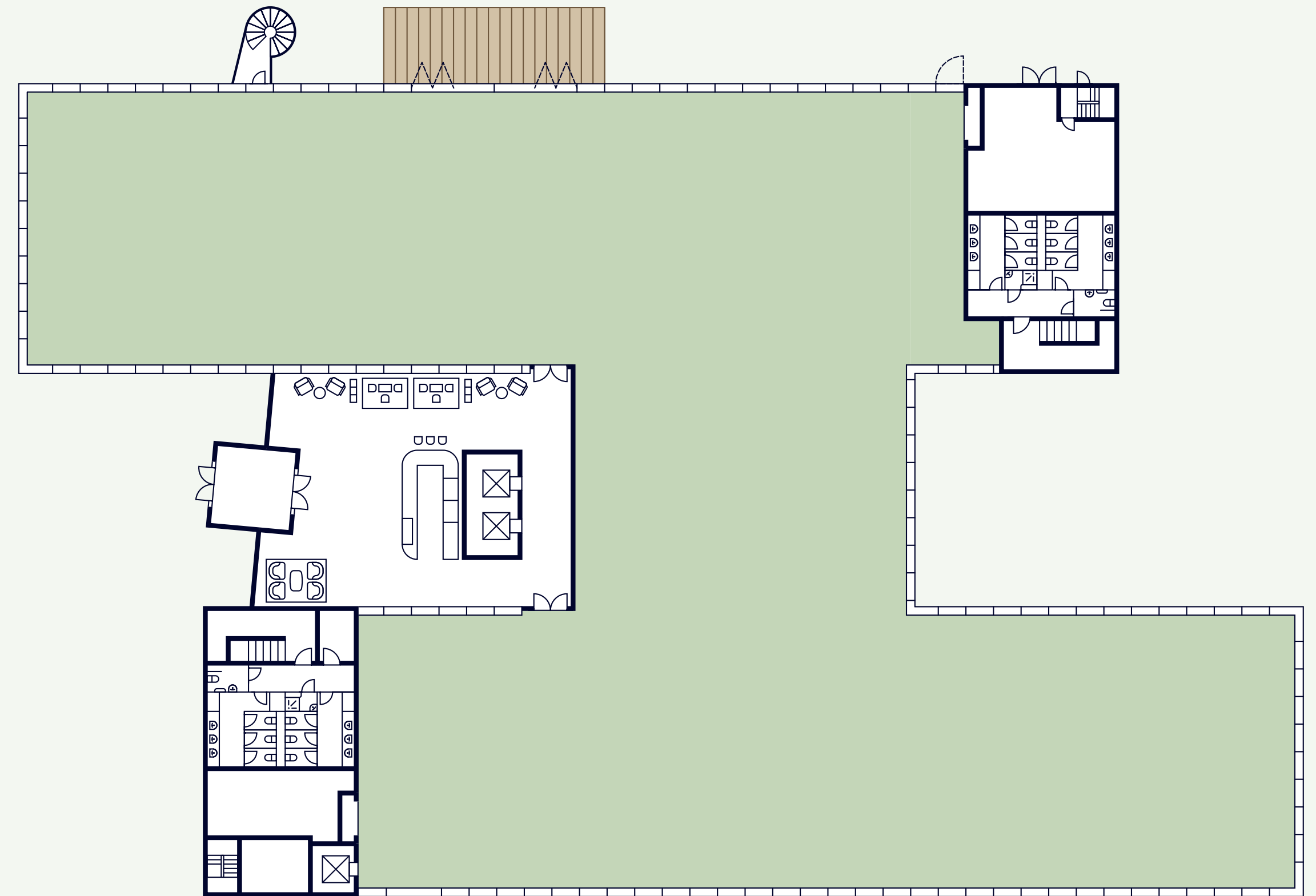


SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
SECOND FLOOR	20,060	1,864
FIRST FLOOR	20,060	1,864
GROUND FLOOR	19,851	1,844
RECEPTION	2,109	196
TOTAL	62,080	5,768

PARKING SPACES — 221

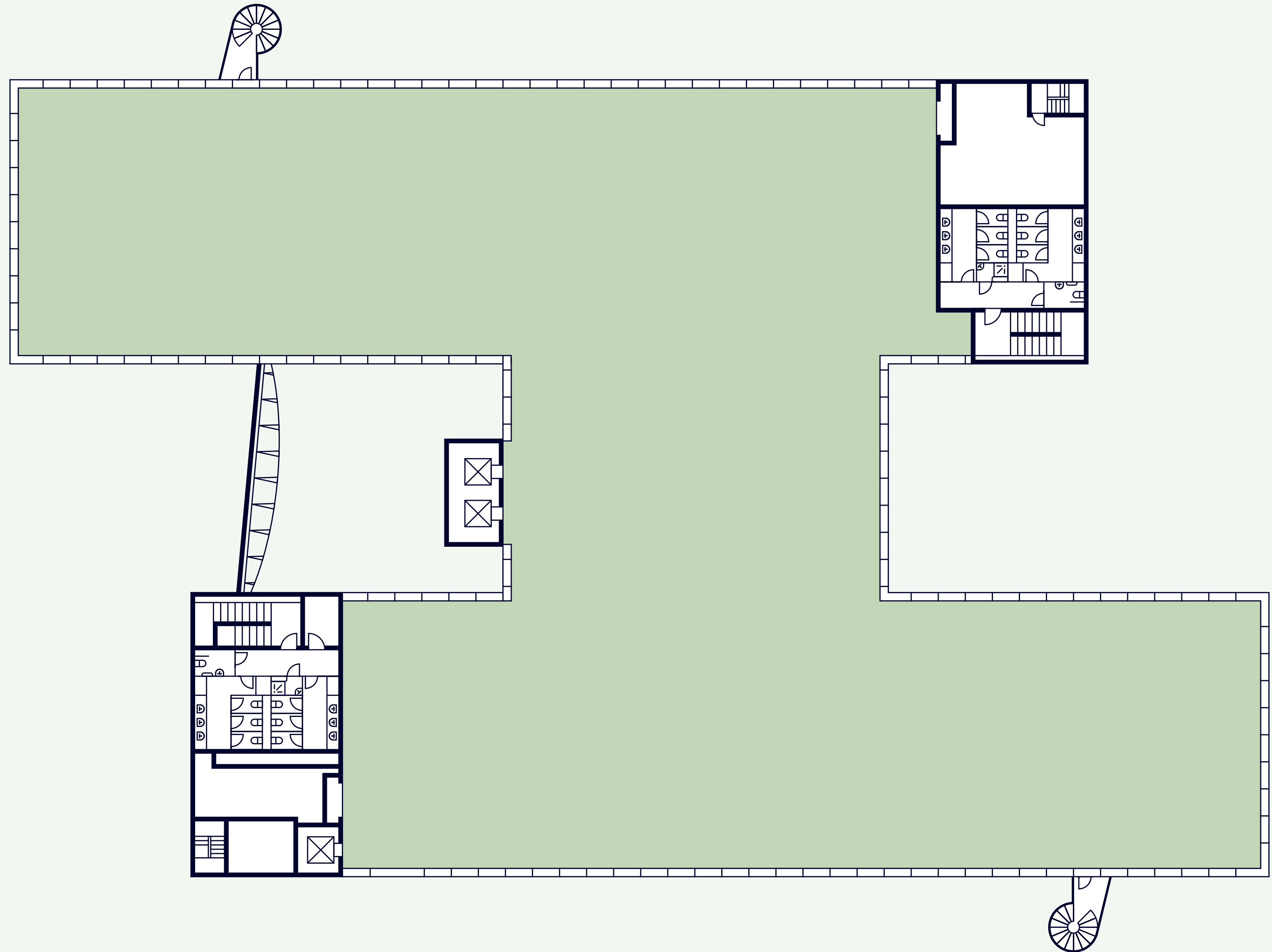
GROUND FLOOR 19,851 SQ. FT / 1,844 SQ. M





TYPICAL UPPER FLOOR

20,060 SQ FT / 1,864 SQ M

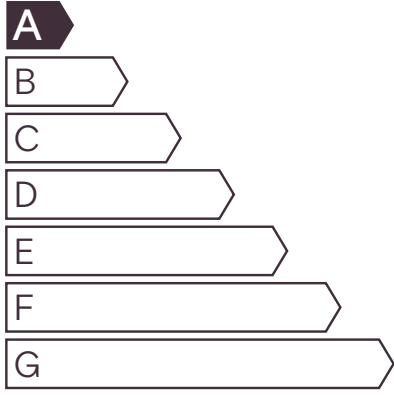





TYPICAL FLOOR CAT-A




CANOPY


EPC
Target 'A'



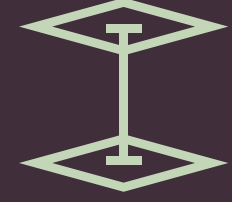
Café, bar, and communal breakout space in reception area



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



OUTSIDE IN

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.

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

Building entrance

Cycle stand & VIP car parking spaces

Cycle shelter & repair station

ADDING A LITTLE COLOUR.



Lavandula x intermedia

Carpinus betulus



Buxus sempervirens



Hydrangea seemannii



18

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.

Aegopodium podagraria



Allium aflatunense



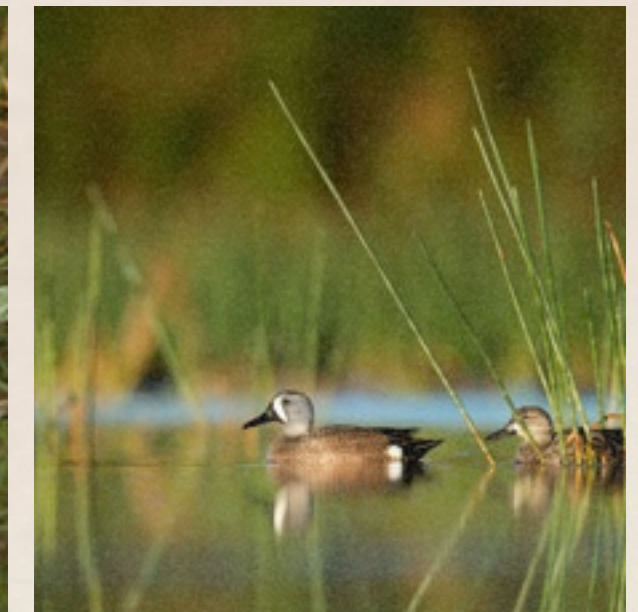
Molinia caerulea

Betula pendula



195 ACRES OF THE GREATEST THE GREAT OUTDOORS CAN PROVIDE.

Research has shown that the colour green can help boost creativity¹ and that being surrounded by plants and nature can reduce stress².



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.

¹ 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.
² The health benefits of gardens in hospitals. ~ Ulrich R.



GREEN PARK

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.**

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





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.



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.



BAKERY



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
& 250 South Oak Way
Weekly pop-ups

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



LOCATION

Trains towards
Didcot for
Oxford

Route to
Newbury &
Swindon

26

CANOPY

Wallingford

Cholsey

Goring

Pangbourne

Reading

Theale

Aldermaston

Tadley

Basingstoke

Oldham

Henley-on-Thames

Woodley

Winnersh

Mortimer

Bramley

Oldham

Marlow

A404

Maidenhead

A404(M)

Wokingham

Bracknell

Sandhurst

Sandhurst

Camberley

Farnborough

Farnborough
Airport

A331

Aldershot

Cookham

Slough

M4

Windsor

Bracknell

A332

Camberley

Farnborough

A331

Beaconsfield

M40

Slough

M4

Windsor

M3

Woking

A3

Guildford

Uxbridge

M25

Iver

West Drayton

Hayes &
Harlington

Southall

Heathrow
Airport

Staines-upon-Thames

M25

M25

A3

Guildford

Ruislip

A40

Hayes

West Drayton

Hayes &
Harlington

Southall

Heathrow
Airport

Feltham

Walton-on-Thames

Weybridge

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Dorking

Harrow

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Hayes

West Drayton

Hayes &
Harlington

Southall

Heathrow
Airport

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Walton-on-Thames

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Wembley

Hayes

West Drayton

Hayes &
Harlington

Southall

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Hayes

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Harlington

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Heathrow
Airport

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Walton-on-Thames

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Dorking

Paddington

Acton
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Ealing West

Southall

Heathrow
Airport

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Walton-on-Thames

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Dorking

Clapham
Junction

Acton
Mainline

Ealing West

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Heathrow
Airport

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Dorking



Reading

Tilehurst

Green Park

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Bramley

Basingstoke

Oldham

Twyford

Wokingham

Woodley

Winnersh

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DEVELOPMENT TEAM

<p>Architecture and Design</p> <p>STRIDE TREGLOWN</p> <p>stridetreglown.com</p>	<p>Project Management</p> <p>RLB Rider Levett Bucknall</p> <p>rlb.com</p>	<p>Mechanical and Engineering Design</p> <p>RED</p> <p>redmechanicalengineering.co.uk</p>
<p>Cost Consultancy</p> <p>GT GARDINER & THEOBALD</p> <p>gardiner.com</p>	<p>Sustainability Consultancy</p> <p>Vert 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>Boyer</p> <p>boyerplanning.co.uk</p>	<p>Landscaping</p> <p>PLACE DESIGN</p> <p>placedesign.uk</p>	<p>Contractor</p> <p>MODUS</p> <p>modus.space</p>



CANOPY

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greenpark.co.uk/canopy