

400  
S·O·W

From 21,074 sq ft (1,958 sq m)

400 South Oak Way, Green Park  
Reading RG2 6AD

Science For A Better Life





400  
S.O.W



Flooded in natural light from floor-to-ceiling windows, 400 SOW's award-winning fully fitted offices will provide a spacious and inspiring workplace



400  
S.O.W

Achieve your  
ESG goals  
with BREEAM  
Excellent and  
EPC B building  
credentials



BREEAM  
☆☆☆☆☆

Excellent  
rating



On-site  
café



LED  
lighting



Showers



Changing  
facilities



Raised  
floor



Fibre  
connected



Parking  
1:248 sq ft



EPC  
B



Waterside  
terrace



Air  
conditioned



Bike racks



Fully  
fitted



Suspended  
ceiling



4 13-person  
lifts



Manned  
reception





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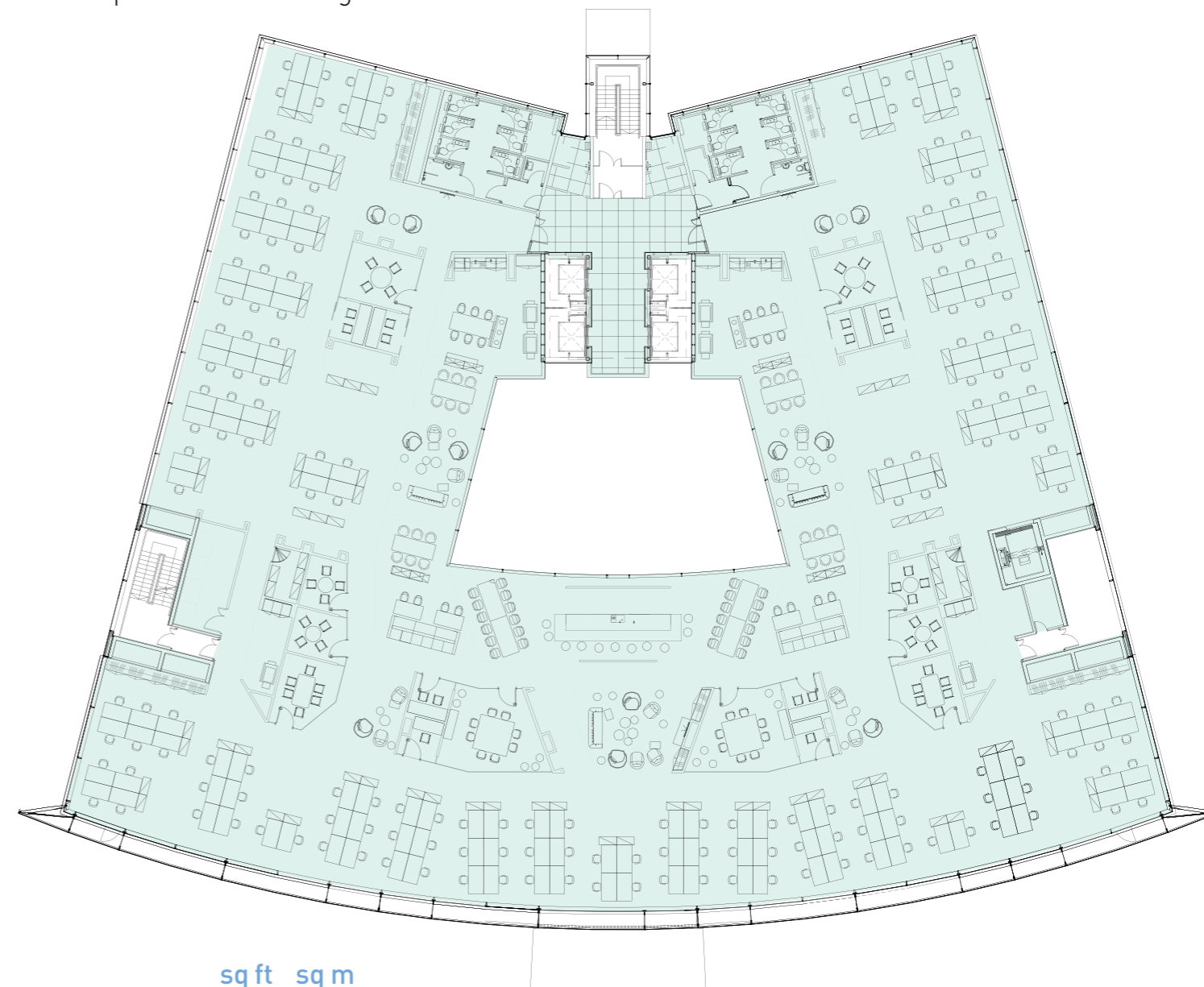






## Accommodation

- 174 desks
- 10 meeting rooms
- 2 x 8 person
- 2 x 6 person
- 2 x 4 person
- 26 hot desks / phone rooms
- 3 break out areas
- 1 comms room
- 6 printing stations
- 1 large central kitchen



	sq ft	sq m
2nd floor	21,074	1,958

### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### Legal costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Business rates

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

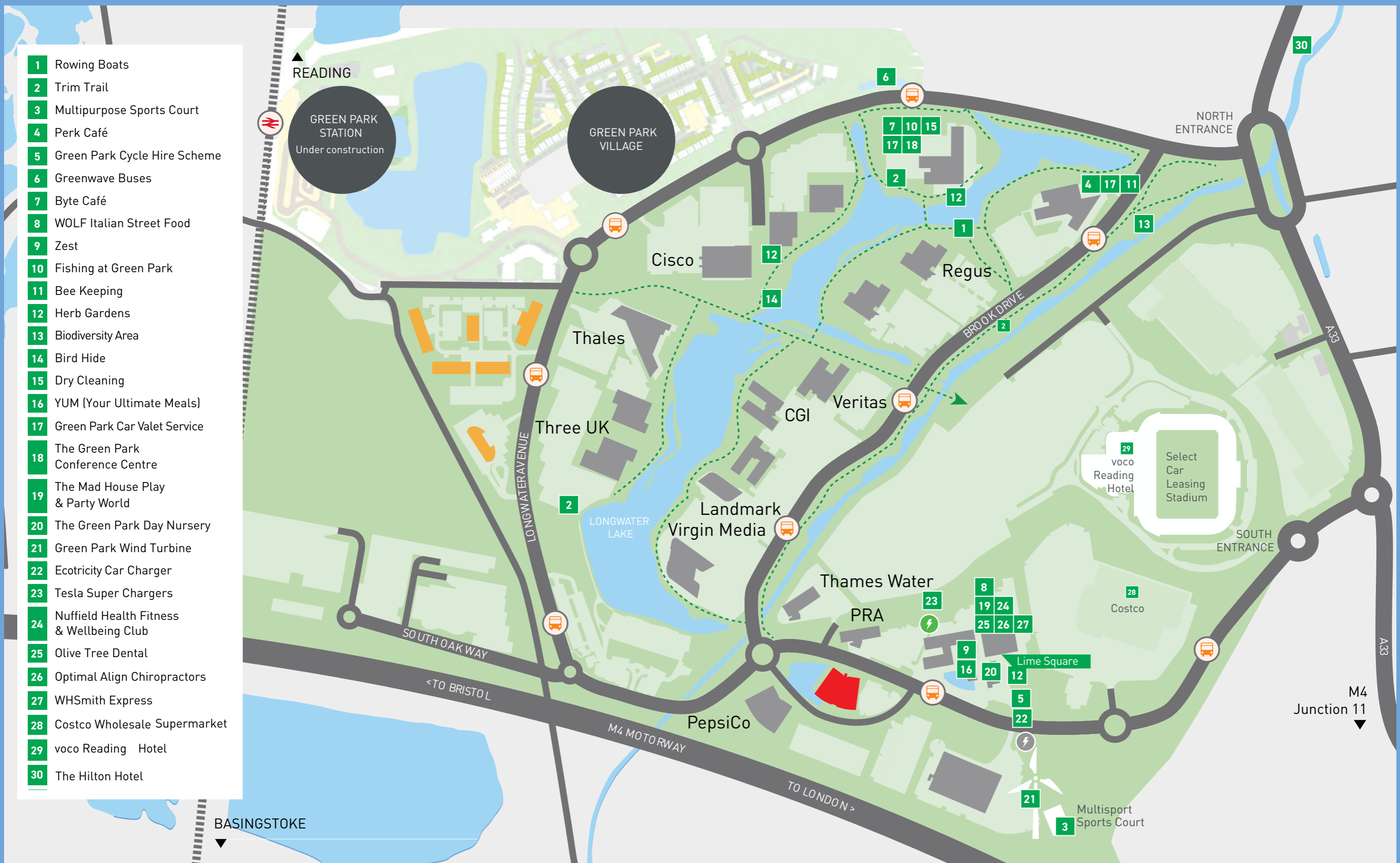
### Terms

A sublease is available till 31st May 2031.









Green Park's first-class facilities are enjoyed by over 7,000 workers in more than 60 companies



# Green Park

Green Park offers a high quality business environment in an established location.

195 acres of landscaped grounds with lakeside walks and trim trails offer relaxation and exercise opportunities.

Transport facilities are particularly good, with ample parking and bicycle racks.



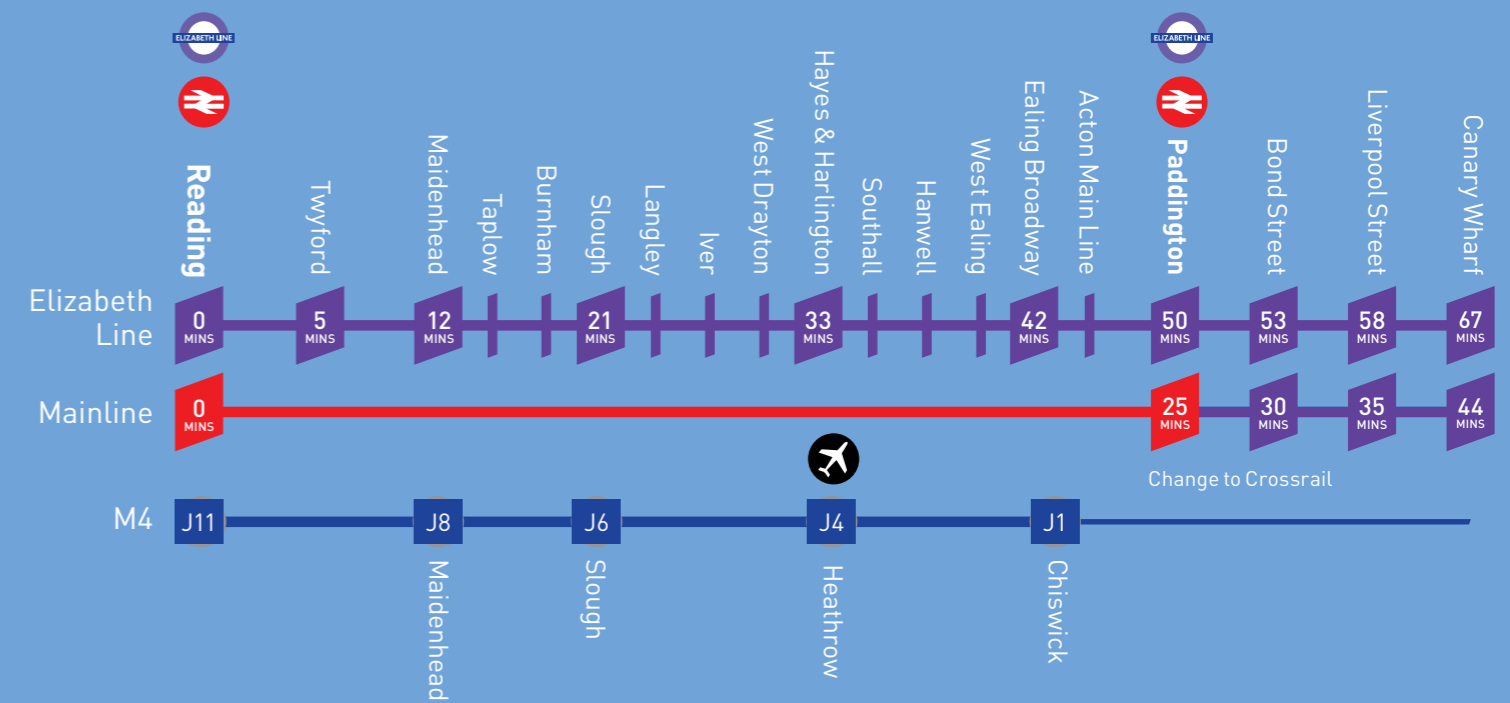
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## Great road and rail connectivity

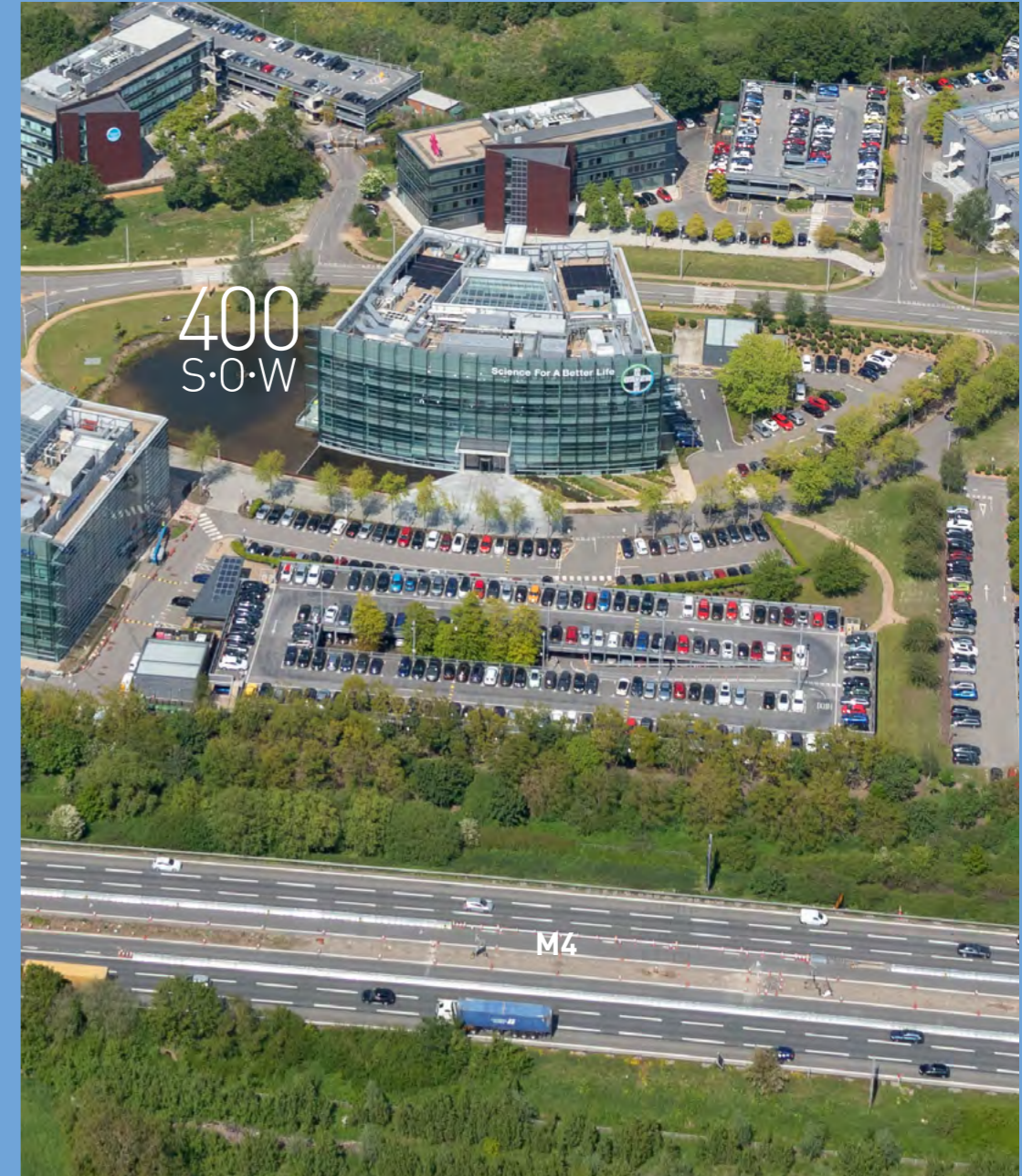
A dedicated bus service runs between the Park and Reading town centre every 12 minutes with a journey time of approximately 10 minutes.

Reading Green Park station provides half-hourly services north to Reading and south to Basingstoke throughout the day.

The Elizabeth Line runs from Reading to London, serving 40 stations along the entire route and providing smooth access into the West End (53 mins), the City and Canary Wharf.







## Viewing

Strictly by appointment through thcts:

**Elliot McNish**  
07831 122 846  
elliott.mcnish@realestate.bnpparibas

**Louise Williams**  
07770 854 964  
louise.williams@realestate.bnpparibas

**Lambert  
Smith  
Hampton**

**James Moore**  
07772 064 440  
jamoore@lsh.co.uk

**Ryan Dean**  
07970 379 054  
rdean@lsh.co.uk

**Archie Chitty**  
07544 801 888  
achitty@lsh.co.uk