

# To Let

**300 Brook Drive (Building 1), 300 Brook Drive, Green Park, Reading, RG2 6UU**

19,661 to 60,663 sq ft (1,826.57 to 5,635.78 sq m)

- Flexible Terms Available
- Self-contained Grade A office
- Excellent car parking ( 1 : 274 sq ft)
- Open-plan work space
- Impressive entrance



## Location

Green Park is located beside Junction 11 of the M4, allowing easy access to and from Heathrow and central London. Junction 11 has undergone a recent major upgrade, which includes two new four-lane bridges over the M4. These works have increased capacity and improved access to Green Park. In addition, Green Park will have its own dedicated train station operational late 2019, with direct connections to Reading (6 mins) and Basingstoke (20mins).

## Specification

- Modern self-contained Grade A office building
- Fantastic work environment with a wide range of on-site amenities
- 4 pipe fan coil air conditioning system with integrated BMS
- LED lighting controlled floor by floor with automatic presence detectors and perimeter dimming
- Raised floors
- Suspended ceilings
- Individual showers on each floor and in each core
- Water supply from mains fed tanks via fully pumped system
- Wide range of meeting rooms.
- Full building generator support, automatic control and synchronisation with 4000 litre diesel tanks
- 1st floor power for tech support service supported by 1 x 120kVA UPS
- 2 passenger lifts and 1 goods lift
- Secure car parking (ratio of 1:274 sq ft - 221 spaces)

## Accommodation

300 Brook Drive is a flexible building and can offer wings from c.10,000 sq ft, up to a self-contained HQ building of c.60,600 sq ft.

Floor/Unit	Sq ft	Availability
Ground	21,301	Available
1st	19,661	Available
2nd	19,701	Available
<b>Total</b>	<b>60,663</b>	

## EPC

This property has been graded as C (65).

## Rent

Rent on Application

## Business Rates

Rates payable: £7.03 per sq ft

## Service Charge

£8 per sq ft Estimate



## Contacts

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