



BANKSIDE GARDENS

READING, BERKSHIRE

COMMERCIAL OPPORTUNITIES



St Edward
Designed for life

WELCOME TO GREEN PARK VILLAGE

Green Park Village is a sustainable new development of over 1,100 homes built in a stunning lakeside setting and surrounded by 60 acres of parkland.

The development will offer all the elements required of a local neighbourhood including shops, a new two-form entry primary school, 60-bed extra care home, Market Square, train station, nature trails and play areas.

In addition, the well-established Green Park Business Park adjacent to the development provides a nursery, restaurant, retail and leisure facilities.

Three prominent, newly-built commercial units are to be provided within Green Park Village, offering an exciting opportunity for retail and service operators to join a thriving new community.



A BEAUTIFUL *Lakeside setting*



OVERVIEW OF THE DEVELOPMENT

Green Park Village is located 2.5 miles south of Reading and is accessed via the A33.

The development is set to benefit from a newly constructed Reading Green Park railway station providing direct services to Reading and Basingstoke via Great Western Railway.

The new transport interchange will be located on the western edge of the development, immediately adjacent to two of the three commercial units (Units 2 & 3) and a short walk from the third unit (Unit 1) in the Market Square.

When the new train station opens, the commercial units at Green Park Village will benefit significantly from the increased footfall from commuters to neighbouring Green Park Business Park on the east of the site. The business park currently employs 7,000 people across 5 million sq ft of office space.

In addition, visitors to nearby Madejski Stadium, less than a mile from Green Park Village, are also expected to alight at Reading Green Park station, generating additional footfall through the development.



Photography is indicative only

LOCATION



A BRAND NEW *Market Square*



Computer generated imagery is indicative only

UNIT 1

The first commercial unit available for immediate occupation is located at the heart of Green Park Village in the Market Square, opposite the two-form entry primary school (with capacity for 450 students) and 60-bed extra care home.

The unit which has been delivered to shell and core specification with capped services ready for Tenants’ fit-out, benefits from shopfront on three elevations with views down to the lake and the Market Square.

The commercial operator will be permitted to place tables and chairs immediately outside the unit and in the Market Square for their customers to enjoy, subject to Licence.

The unit will also benefit from one designated parking space and the use of six further short stay visitor spaces available on a first come first serve basis and shared with the rest of the development. In addition, there is a loading bay adjacent to the unit for deliveries.



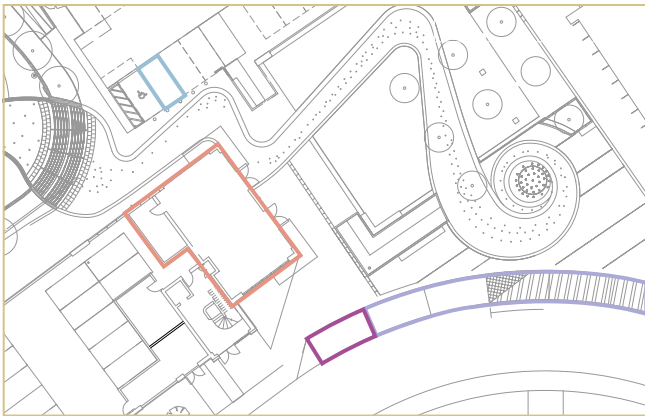
COMMERCIAL INFORMATION

Unit	Use Class	Sqft	Available
1	E	1,390	Under Offer

AREA PLAN

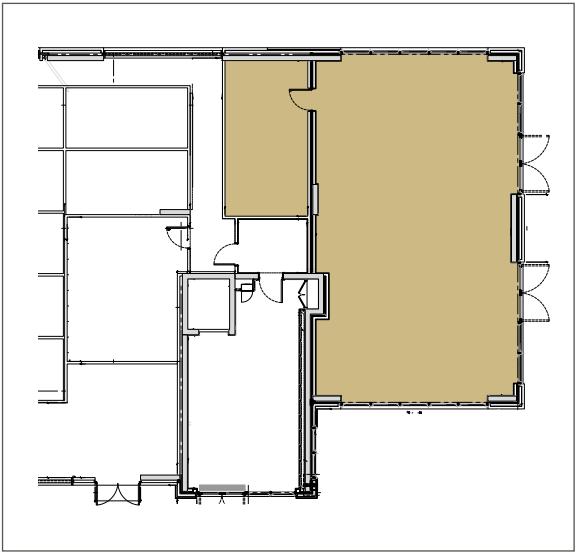


PARKING PROPOSED PARKING SPACES LOADING BAY AREA FOR DELIVERIES



- Key
- Space allocated for commercial unit
 - Location of commercial unit
 - 6 short stay spaces
 - Loading bay

UNIT 1 FLOOR PLAN





UNIT 2 - LET

The largest of the three commercial units, Unit 2 is located on the western side of the development opposite the new Reading Green Park train station.

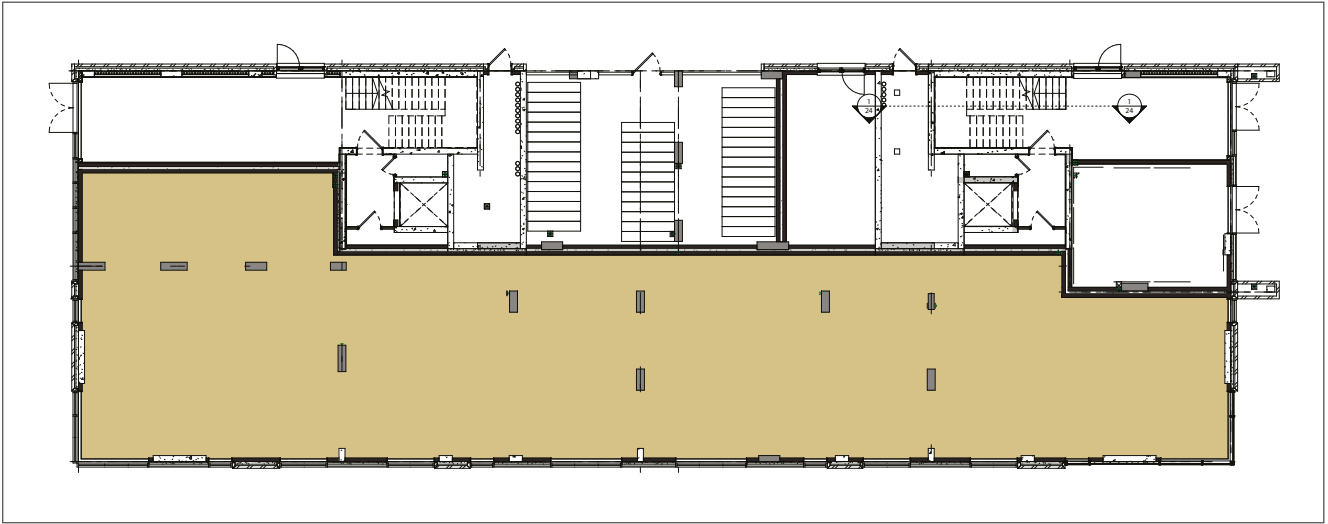
This unit, which is currently under construction, has been pre-let to Tesco for use as a convenience store and is set to open at the end of 2022 following completion of the unit in October 2022.



COMMERCIAL INFORMATION

Unit	Use Class	Sqft	Available
2	E	3,741	Let

UNIT 2 FLOOR PLAN



AREA PLAN



UNIT 3

Consent has now been received for a third, smaller unit, set to be delivered as part of the new Community Hub at Bankside Gardens.

When completed in September 2022, the unit will be situated adjacent to the new Tesco store (Unit 2), on the western side of the development opposite the Reading Green Park train station.

The unit is suitable for amenity-led retailers and will benefit from a high footfall generated by residents visiting

the facilities within the Community Hub, Tesco customers, and commuters utilising the new train station.

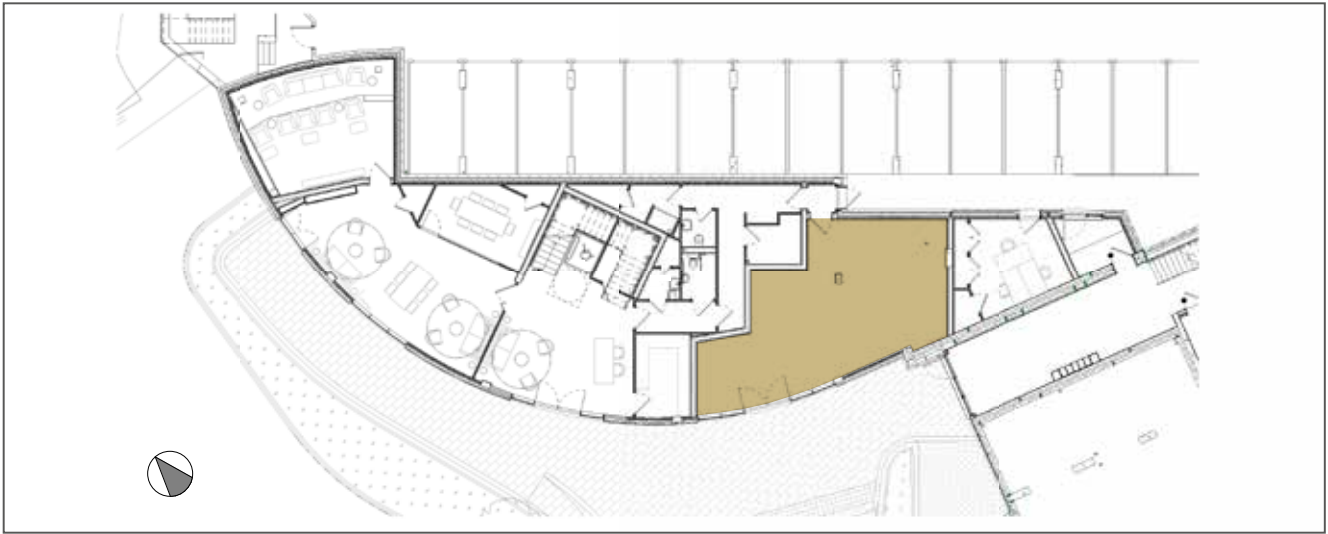
Unit 3 will be delivered to shell and core specification with capped services and shopfront, ready for Tenants’ fit-out.

COMMERCIAL INFORMATION

Unit	Use Class	Sqft	Available
3	E	670	Sep 22



UNIT 3 FLOOR PLAN



Community Hub Ground Floor

AREA PLAN





**BANKSIDE
GARDENS**

READING, BERKSHIRE

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