



GREENPARK READING

— PROJECT SUMMARY —

PRUPIM's planning skills, market knowledge and strong business relationships have been integral to the development of GreenPark.

Transforming 220 acres of low lying partly contaminated agricultural land into what is now the UK's leading office park, PRUPIM have provided an attractive home to some of the world's most successful companies, and obtained the largest pre-let in the Thames Valley for a decade to Cisco systems.

PRUPIM's vision is to develop an environment for a better way of working. This has included the creation of imaginative landscaping, high-quality units and better transportation links. The new station at GreenPark is the first privately-owned railway station constructed in 50 years. The development also offers excellent recreational and leisure facilities, a nursery, and a variety of restaurants and cafes.

PRUPIM is a strong supporter of sustainable development and very proud to report that GreenPark is the first office building on a UK office park to gain ISO 14001 environmental accreditation.

The GreenPark Wind Turbine soars above Junction 11 of the M4 motorway and offers over 60 million people a year an inspiring view of a cleaner future. The wind power project will generate 4.5 million units (kWh) of green

electricity every year which will affect up to 1,500 local homes and businesses.

Over the last eight years, GreenPark has consistently out-performed the IPD Business Park index, delivering annualised investment returns of 19.8% against a benchmark of 11.6%.

"PRUPIM's excellent relationship with the council, spanning several years, can be attributed to a shared vision for Reading of developing an attractive and sustainable environment in which businesses and residents can prosper."

TRISH HAINES,
CEO, Reading Borough Council

— PROJECT HIGHLIGHTS —

- **Out-performance of IPD Business Park Benchmark over eight years**
- **Largest pre-let in Thames Valley for a decade (Cisco)**
- **Includes the first permanent privately-owned new railway station in 50 years**
- **Award-winning Biodiversity Action Plan for Wildlife and Environmental Management**

PROJECT FACTS

USE/TYPE
Business Park

CONTRACT VALUE
£350 million

SIZE
214,000 square metres
(180 acres)

FUNDING SOURCE
Prudential

START DATE
1986

COMPLETION DATE
Currently under development
(multi-phased)

LOCATION



GreenPark
Reading RG2 6GP
www.greenpark.co.uk



GREENPARK READING

KEY CONSULTANTS

ARCHITECTS	Fosters, Hamiltons, Scott Brownrigg, EPR
ENGINEERS	Whitby Bird, Peter Brett Associates, Hoare Lea
COST CONSULTANTS	Gardiner & Theobald
LEASING AGENTS	Knight Frank, Campbell Gordon

KEY STAKEHOLDERS

- Reading Borough Council
(VISION PARTNER)
- Wokingham District Council
- West Berkshire District Council

AWARDS

 Horticulture Week Awards 2006 Commendation	 British Association of Landscape Industries (BALI) Award 2006	 Landscape Institute Award 2006 Recognising GreenPark as an ecological safe haven for wildlife
Charity Times Award 2006 for the Nature Trail at GreenPark Corporate Community Involvement category (Prudential Grass Roots in conjunction with the British Trust for Conservation Volunteers (BTCV))	Wokingham Biodiversity Forum Award 2005	South East Sustainable Energy Partnership (GOSE, SEERA, SEEDA) Renewable Energy Awards for the South East 2005

KEY TENANTS



INTEGRATED PRUPIM SERVICES EMPLOYED

- ✓ **Market Research**
- ✓ **Leasing**
- Asset Management
- ✓ **Sustainability**
- Marketing
- ✓ **Development Management**
- ✓ **Project Management**
- Property Management
- ✓ **Funding**

