



200 Longwater Avenue

GreenPark

5,465—27,830 SQ FT



GreenPark



200 LONGWATER AVENUE

200 Longwater Avenue has been comprehensively refurbished to provide Grade A office accommodation with beautiful views over Longwater lake.

The available space is situated on the ground and first floor and is just a short walk from Byte Café and the Conference Centre in 100 Longwater Avenue.



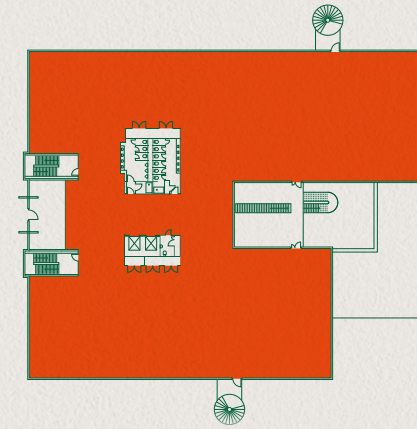
Specifications

- Four pipe fan coil air conditioning
- Fully accessed raised floors with 150mm void
- Finished floor to ceiling height 2.8m
- LG7 lighting
- Metal tile suspended ceilings
- Showers and bike racks
- Two x 10 person lifts
- Imposing double height glass atrium
- 24 hour security on the Park
- BREEM Very Good

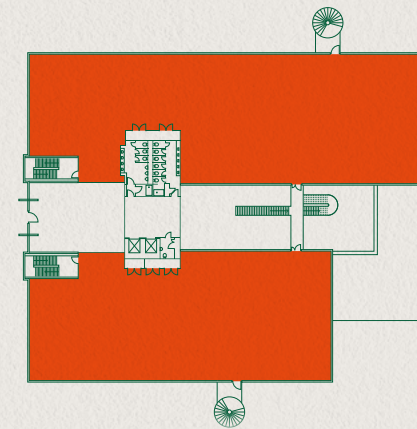
Current Occupier:  **BRITANNIA**
PHARMACEUTICALS LTD



FIRST FLOOR



GROUND FLOOR



ACCOMMODATION

Schedule of availability	Parking spaces	sq ft	sq m
1 st	59	15,308	1,422
Part Ground	22	5,465	508
Part Ground	28	7,057	656
Total	109	27,830	2,585



200 LONGWATER AVENUE



Towards Reading
A33

100 Longwater Avenue
Conference Centre
Marketing Suite
BYTE CAFÉ
100 Brook Drive
PERK CAFÉ

Reading Gate
Retail Park
itsu
Mc
COSTA COFFEE
KFC

Towards London
A33

Lime Square Amenity Hub
Green Park Day Nursery
Street Food Markets
WOLF
Olive Tree Dental
Nuffield Health
Optimal Align
Green Park

Green Park wind turbine
providing power to over
1,000 homes
Tennis Court / Multipurpose
Sports Court

Towards London
M4

GREEN PARK



GreenPark

[Greenpark.co.uk](https://www.greenpark.co.uk)



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