



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.

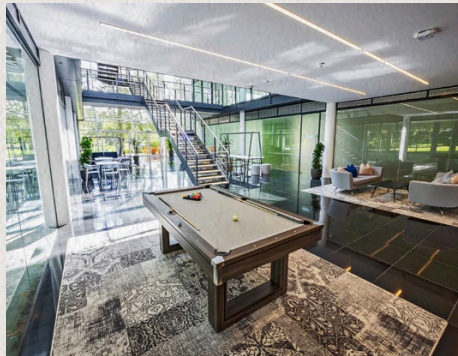
The available space is situated on the ground and first floor and is just a short walk from Byte Café and the Conference Centre in 100 Longwater Avenue.



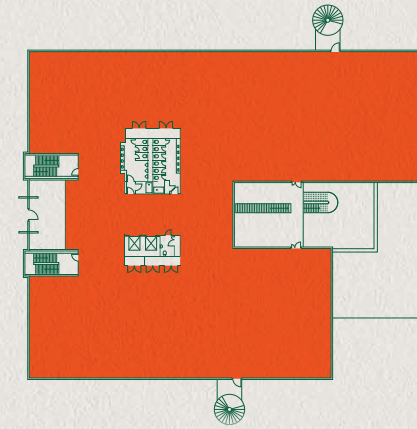
Specifications

- 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

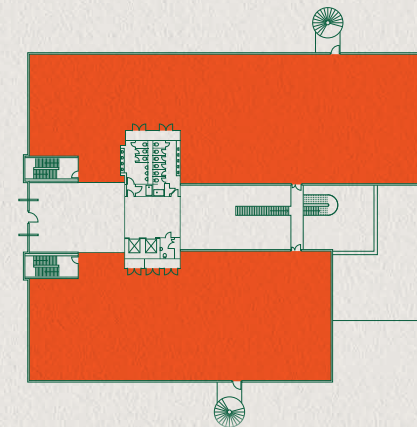
Current Occupier:  **BRITANNIA**
PHARMACEUTICALS LTD



FIRST FLOOR



GROUND FLOOR



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



100 Longwater Avenue
Conference Centre
Marketing Suite
BYTE CAFÉ

100 Brook Drive
PERK CAFÉ

Reading Gate
Retail Park

itsu M
COSTA COFFEE KFC

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

GREEN PARK



GreenPark

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



Charles Dady
+44 (0)7793 808 273

James Goodwin
+44 (0)7717 652 803

Cameron Lineen
+44 (0)7827 661 335



Jake Booth
+44 (0)7714 388 044

Rob Marson
+44 (0)7778 467 781

Lewis Holmes
+44 (0)7767 204 895

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

October 2024. Reference 2407022.