



250 Longwater Avenue

5,480 SQ FT

GreenPark



GreenPark

250 LONGWATER AVENUE

250 Longwater Avenue is a high specification office benefiting from beautiful views over Longwater lake.

The building is just a short walk from a number of amenities, including Byte Café and the Conference Centre in 100 Longwater Avenue, while Green Park station is within easy walking distance. Comprehensively refurbished to provide Grade A office accommodation, the building offers large communal breakout space within the atrium.



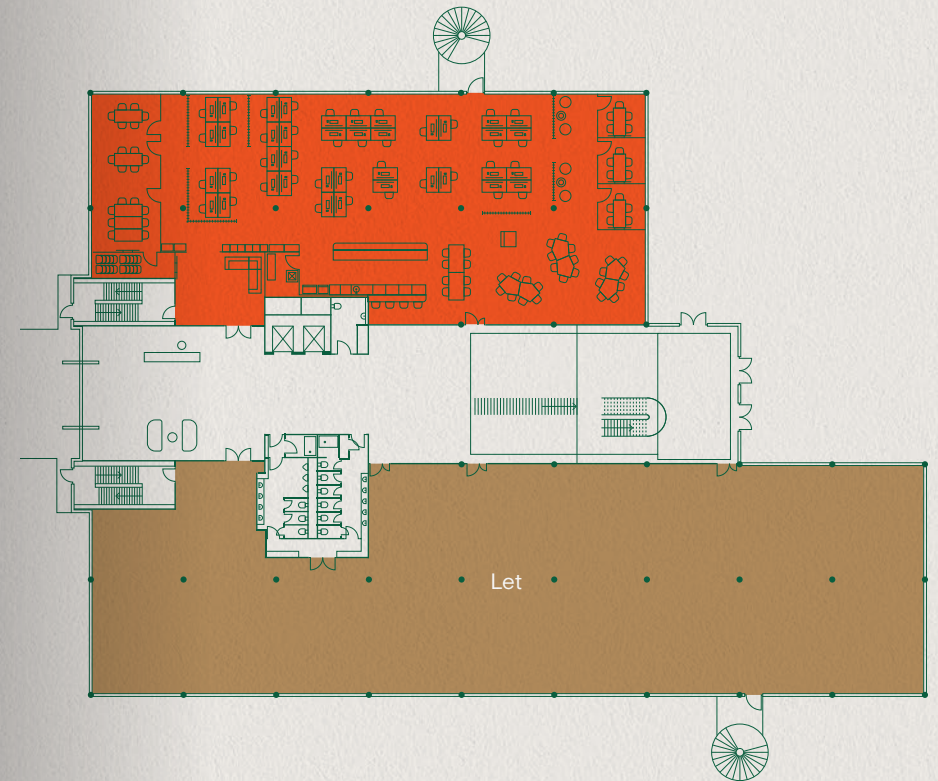
Specifications

- 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 ceiling
- Showers and bike racks
- Two x 10 person lifts
- Imposing double height glass atrium
- 24 hour security on the Park
- BREEAM Very Good

Current Occupiers:



GROUND FLOOR



Schedule of availability	sq ft	sq m
Part Ground – East Wing*	5,480	509
Total	5,480	509

* Denotes fitted accommodation.
Plan shows indicative furniture layout.



250 LONGWATER AVENUE



TESCO
Green Park Station

Green Park Village

200 Longwater Avenue

100 Longwater Avenue

100 Brook Drive

Towards Reading
A33

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

North Entrance

250 Longwater Avenue

datto

GROWDSTRIKE

nVIDIA

cisco

Regus

Let (Confidential)

Reading Gate
Retail Park

itsu
Mc
COSTA COFFEE
KFC

THALES

300 Brook Drive

South Entrance

Future Expansion Area

wood.

CGI

Let (Confidential)

Voco Hotel

Select Car
Leasing Stadium

Towards London
A33

LANDMARK
Build. workspace

Virgin Energy
O₂

Thames Water

250 South Oak Way

Costco

Lime Square Amenity Hub
Green Park Day Nursery
Street Food Markets

WOLF
Nuffield Health
olive Tree Dental
Optimal Align
Green Park

Towards Bristol

M4

PEPSICO

BAYER

250 South Oak Way

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

300 South Oak Way

Towards London

M4

GREEN PARK



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[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

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