



250 Longwater Avenue

GreenPark

5,480 SQ FT



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.



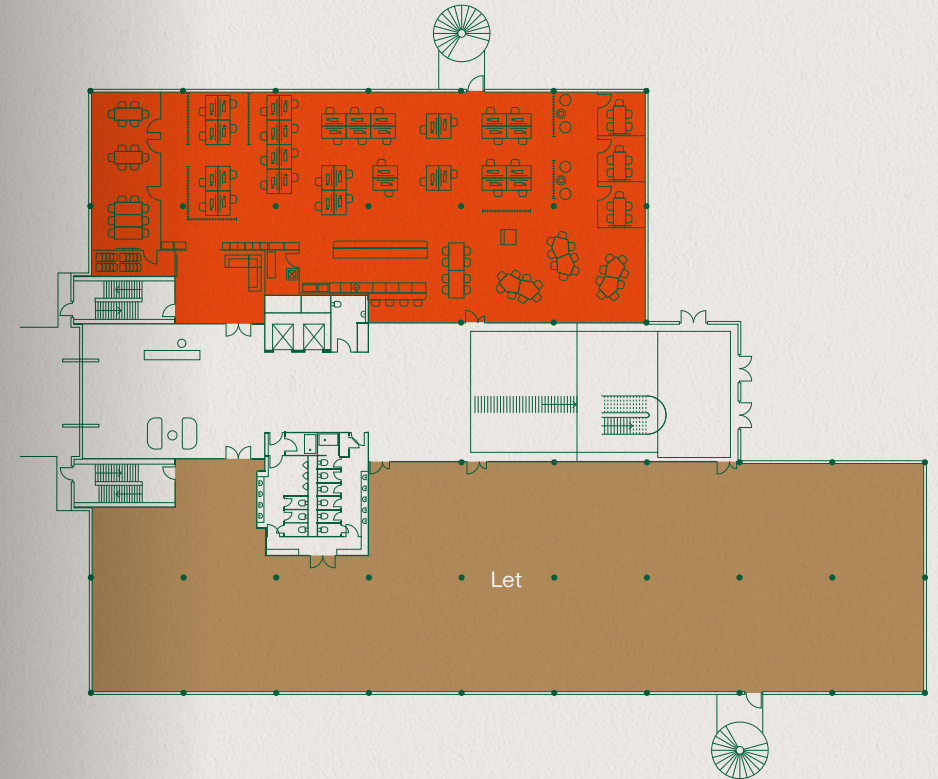
Specifications

- 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



ACCOMMODATION

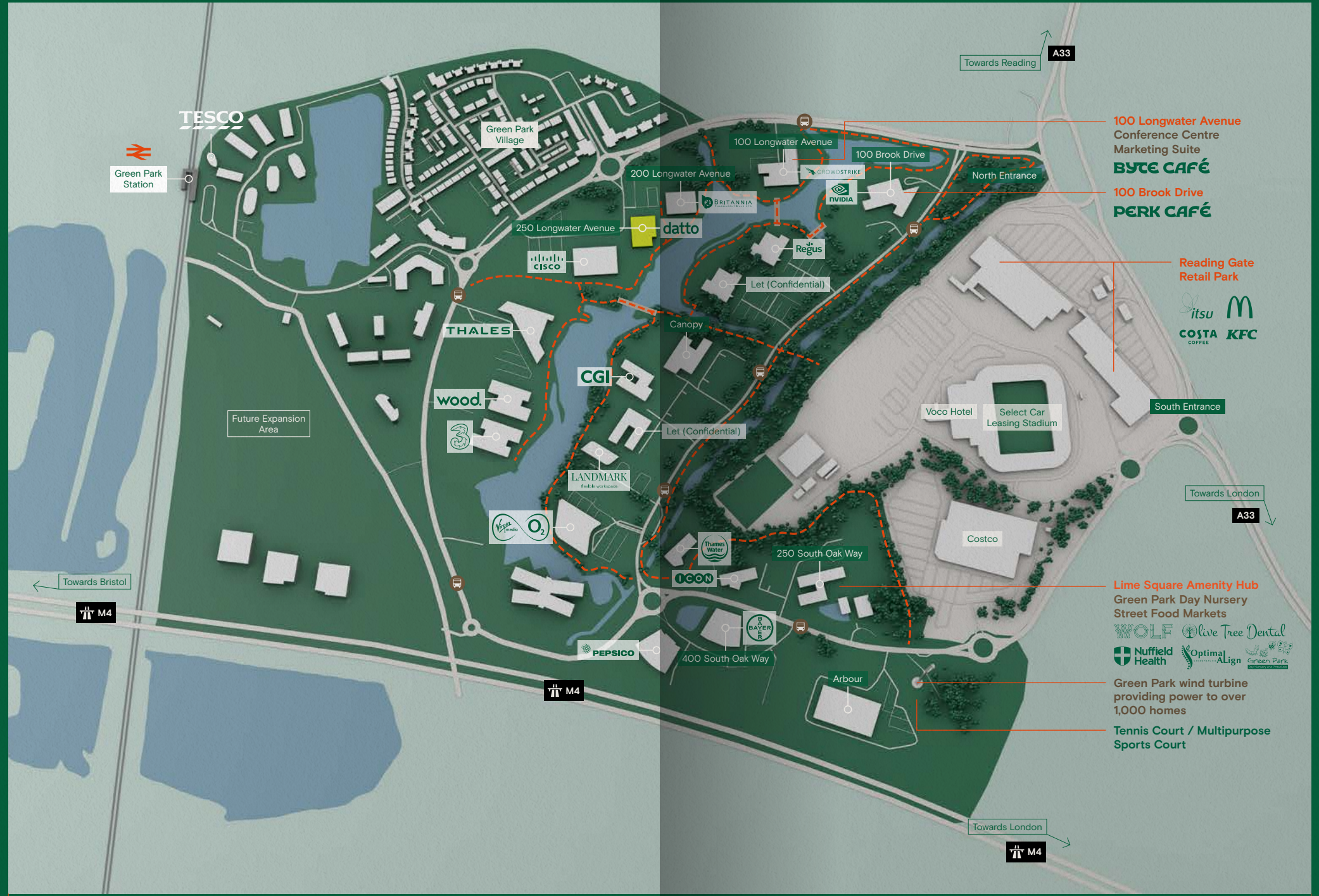
Schedule of availability	Parking spaces	sq ft	sq m
Part Ground – East Wing*	21	5,480	509
Total	21	5,480	509

* Denotes fitted accommodation.
Plan shows indicative furniture layout.



250 LONGWATER AVENUE

GREEN PARK



TESCO

Green Park Station

Green Park Village

250 Longwater Avenue

cisco

THALES

wood.

CGI

LANDMARK

Virgin Energy O₂

PEPSICO

200 Longwater Avenue

BRITANNIA

datto

Let (Confidential)

Canopy

Let (Confidential)

Thames Water

ICGN

BAYER

400 South Oak Way

100 Longwater Avenue

GROWDSTRIKE

nVIDIA

Regus

100 Brook Drive

North Entrance

Voco Hotel

Select Car Leasing Stadium

Costco

250 South Oak Way

Arbour

Towards Reading A33

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

Reading Gate Retail Park

itsu M
COSTA COFFEE KFC

South Entrance

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 Bristol

M4

M4

Towards London M4



GreenPark

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



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