



# 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.

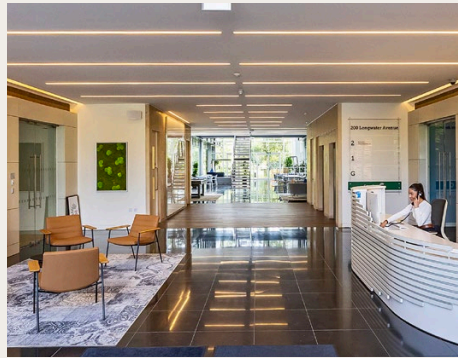
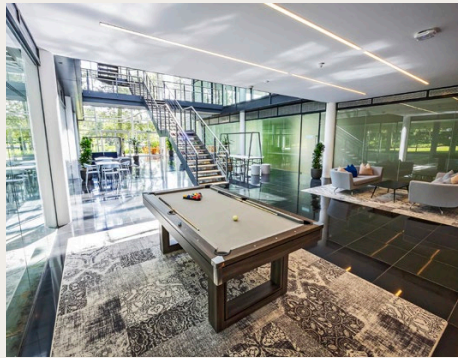


# Specifications

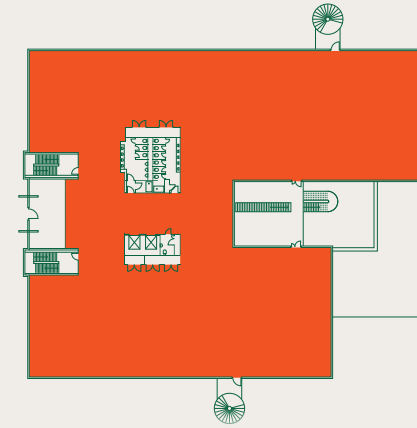
- Four pipe fan coil air conditioning
- Fully accessed raised floors with 150mm void
- Finished floor to ceiling height 2.8m
- LG7 lighting
- Metal tile suspended ceilings
- Showers and bike racks
- Two x 10 person lifts
- Imposing double height glass atrium
- 24 hour security on the Park
- BREEAM Very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

Current Occupier:  **BRITANNIA**  
PHARMACEUTICALS LTD

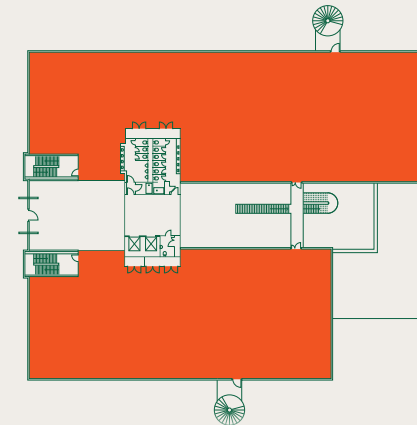
200 LONGWATER AVENUE



## FIRST FLOOR



## GROUND FLOOR



ACCOMMODATION

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



200 LONGWATER AVENUE



TESCO  
Green Park Station

Future Expansion Area

Green Park Village

100 Longwater Avenue  
200 Longwater Avenue  
BRITANNIA

250 Longwater Avenue  
cisco  
datto

THALES

wood.

CGI

LANDMARK  
Build. workshop

Virgin Energy  
O<sub>2</sub>

PEPSICO

100 Brook Drive  
GROWDSTRIKE  
nVIDIA

Regus

Canopy

Let (Confidential)

Thames Water

DCON

BAYER

250 South Oak Way

Arbour

Towards Reading  
A33

North Entrance

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

Reading Gate  
Retail Park

itsu  
Mc  
COSTA COFFEE  
KFC

South Entrance

Voco Hotel  
Select Car  
Leasing Stadium

Towards London  
A33

Lime Square Amenity Hub  
Green Park Day Nursery  
Street Food Markets

WOLF  
Nuffield Health  
Olive Tree Dental  
Optimal Align  
Green Park

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

Towards Bristol

M4

M4

Towards London  
M4

GREEN PARK



# GreenPark

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



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October 2024. Reference 2407022.