



# 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.

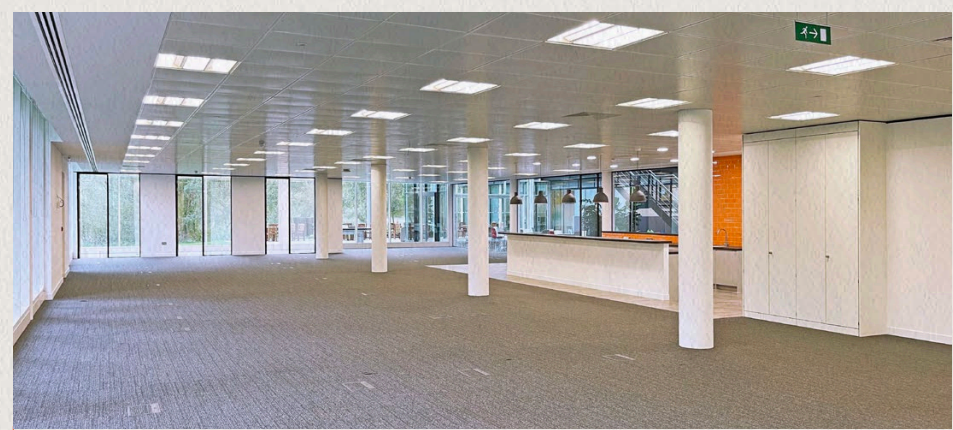
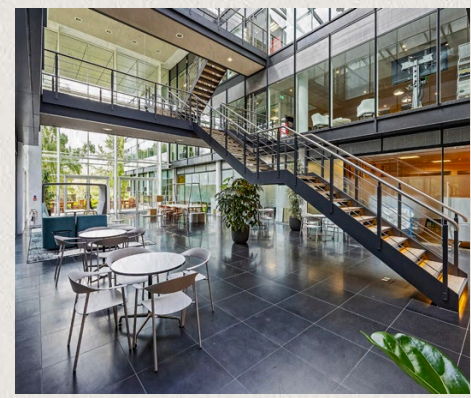
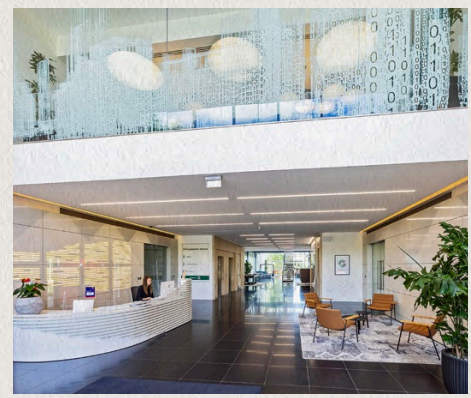




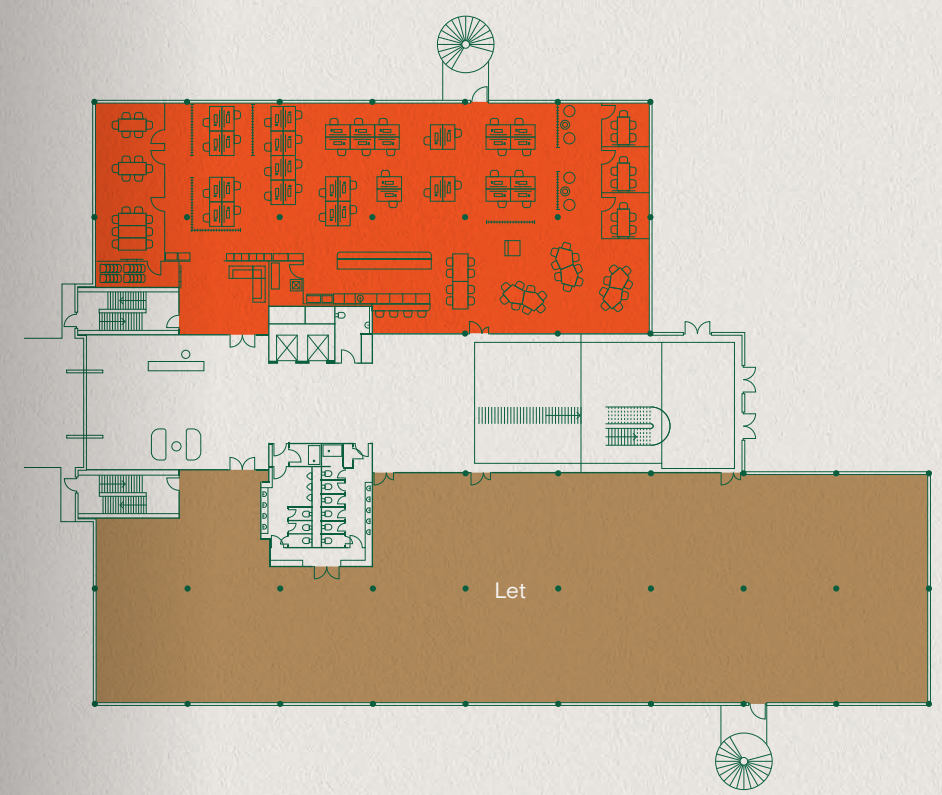
# Specifications

- 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: **datto** A Kaseya COMPANY | **Extreme networks** | **Pierre Fabre**



## GROUND FLOOR



ACCOMMODATION

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

\* Denotes fitted accommodation. Plan shows indicative furniture layout.

250 LONGWATER AVENUE





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GREEN PARK



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





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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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