



250 LONGWATER AVENUE

5,480—13,520 SQ FT



Summary specification

 Four pipe fan coil air conditioning	 Floor-to-ceiling: 2.8m	 Full access raised floor: 150mm	 Showers and bike racks
 Triple height atrium	 Suspended ceiling	 2 x 10 person passenger lifts	 LG7 lighting
 On-site car parking	 24 hour Park security	 BREEAM Very Good	 Targeting EPC rating B

250 Longwater Avenue occupiers include

	
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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.



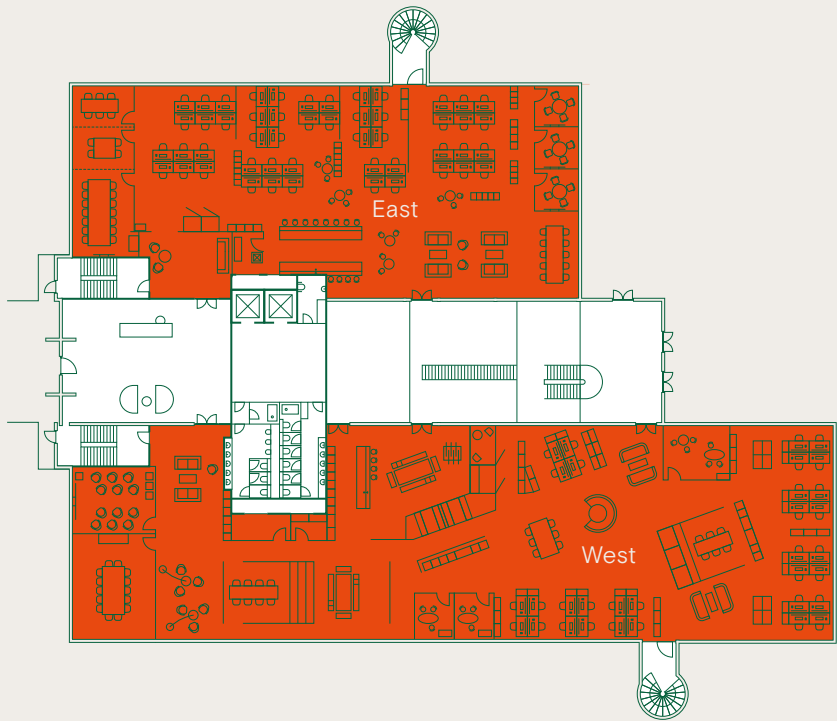
AVAILABILITY

Schedule of availability	Parking spaces	sq ft	sq m
Part Ground — East Wing ●	21	5,480	508
Part Ground — West Wing ●	32	8,040	747
Total	53	13,520	1,255

● denotes fitted accommodation. ● available Q4 2026.

GROUND FLOOR

East Wing, West Wing



Plan shows indicative furniture layout.







TOGETHER WE CAN BE EXTRAORDINARY

We believe people thrive in exceptional environments. So in everything we do, we strive to make Green Park an inspiring, enjoyable and convenient place for people to work, rest and play.

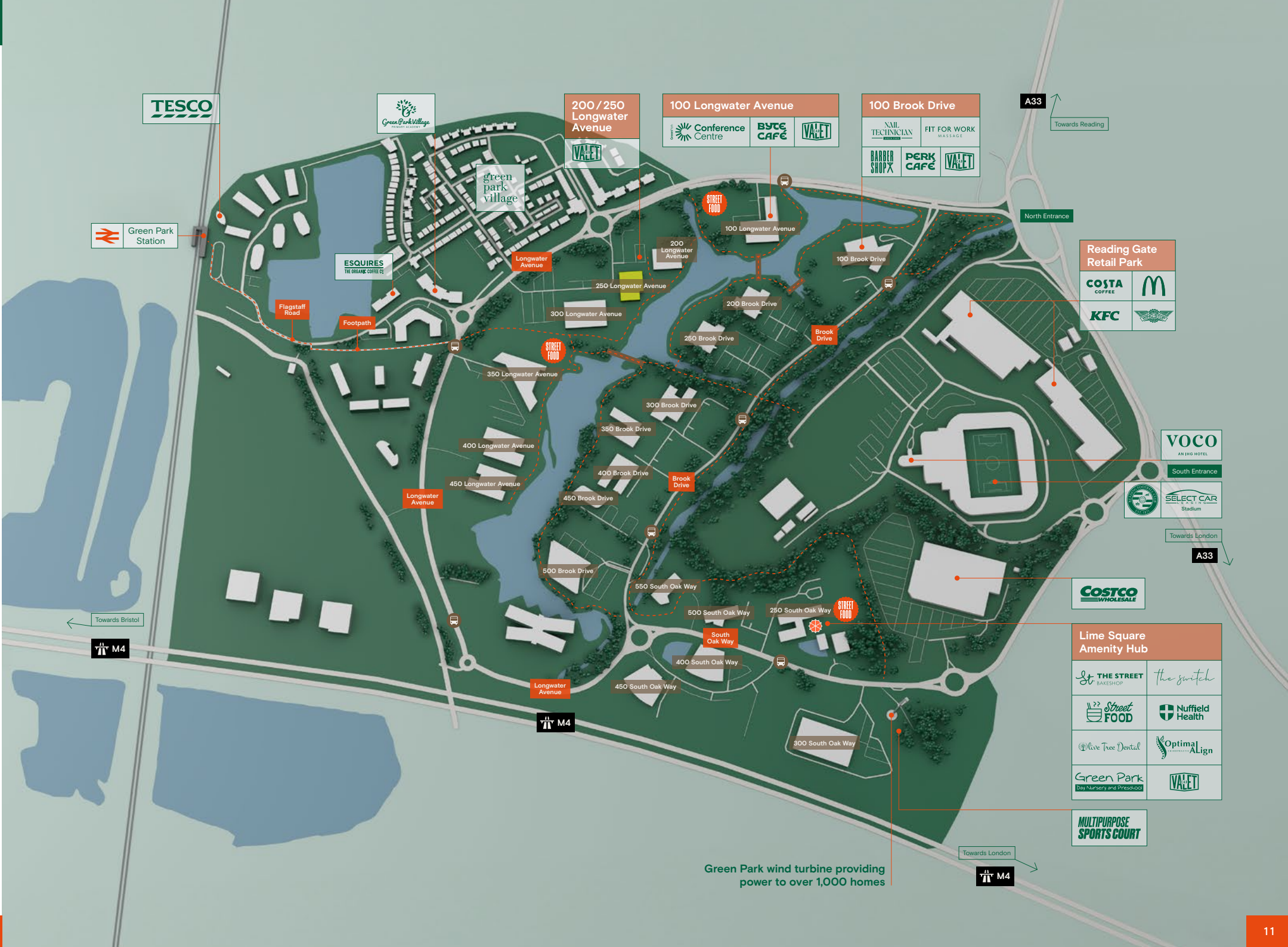
Welcome to Green Park...

- 195 Landscaped acres
- 9,000 people
- 50+ companies
- Established community
- 600+ yearly events
- Wealth of amenities
- Leading ESG credentials

EVERYTHING YOU NEED

At Green Park we have everything you need... and more.

From pizza to personal trainers, coffee to conferences and shopping to seminars, you'll find it all here, all set within a beautiful, landscaped setting surrounded by water.





greenpark.co.uk

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