



100 LONGWATER AVENUE

809—13,408 SQ FT





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A striking Foster + Partners designed building set in a prominent position on Green Park at the edge of Longwater Lake. The building offers high quality office space with a range of on-site amenities.

This welcoming waterside building houses our Business Centre with world-class conference facilities. It has a fully-staffed reception and on-site security, Byte Café, and showers for the cyclists on your team.

The East Wing offers an all-inclusive, fully managed solution, inclusive of cleaning, utilities and internet.



Summary specification

 Four pipe fan coil air conditioning	 Full access raised floor: 150mm	 Showers and bike racks	 Staffed reception
 Full height atrium	 Meeting and conference facilities	 The Hive business lounge	 On-site café & restaurant
 2 x 10 person passenger lifts	 On-site car parking	 24 hour Park security	 Targeting EPC rating B





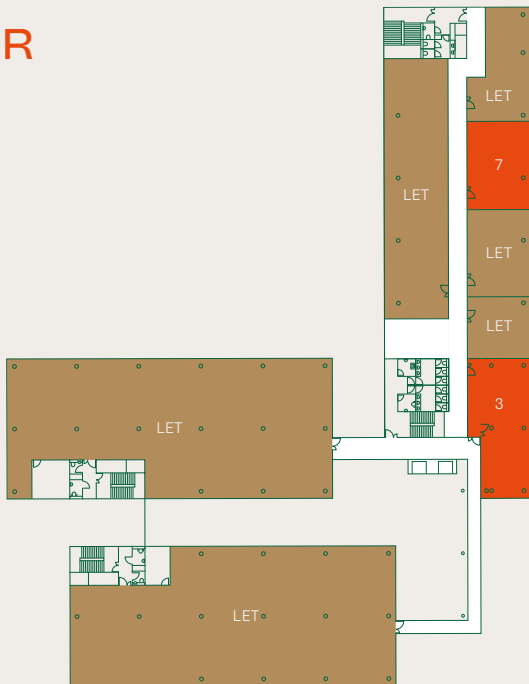
AVAILABILITY

Schedule of availability	Parking spaces	sq ft	sq m
3 rd , East, Suite 24 ●	14	1,904	177
3 rd , East, Suite 22 ●	14	1,915	178
3 rd , East, Suite 21 ●●	4	911	85
2 nd , South ●	29	6,698	622
2 nd , North	29	6,710	624
2 nd , East, Suite 15 ●●●	10	2,386	222
2 nd , East, Suite 14 ●●	3	1,433	133
2 nd , East, Suite 9 ●●	3	809	75
1 st , East, Suite 7 ●●	4	983	91
1 st , East, Suite 3 ●●	5	1,254	117
Total	115	25,003	2,234

● denotes fitted accommodation. ● denotes flexible accommodation. ● available from Q3 2026.

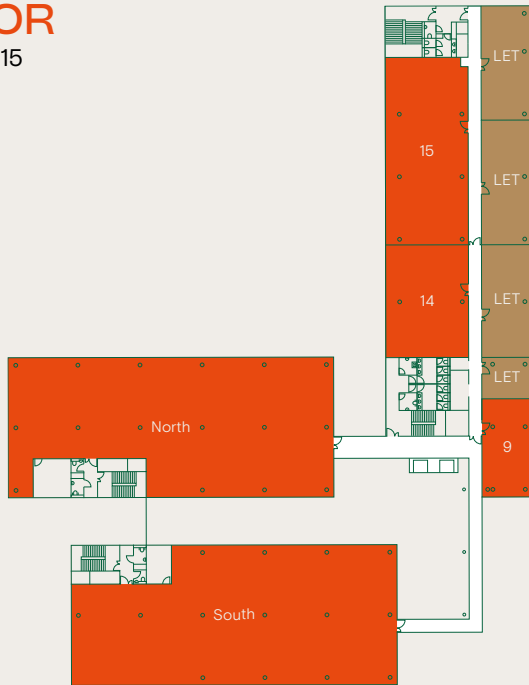
1ST FLOOR

East Suite 3



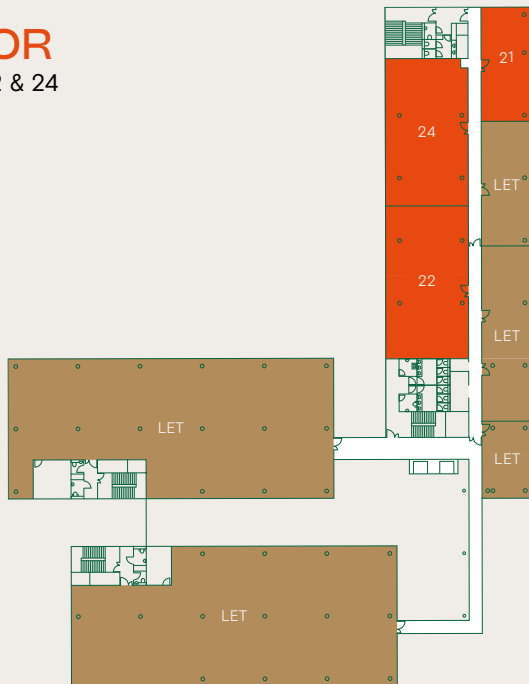
2ND FLOOR

East Suites 9, 14, 15
North, South

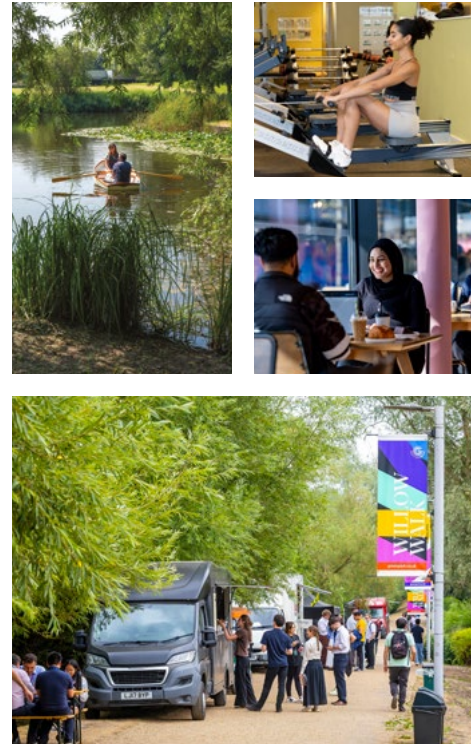


3RD FLOOR

East Suites 21, 22 & 24







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.

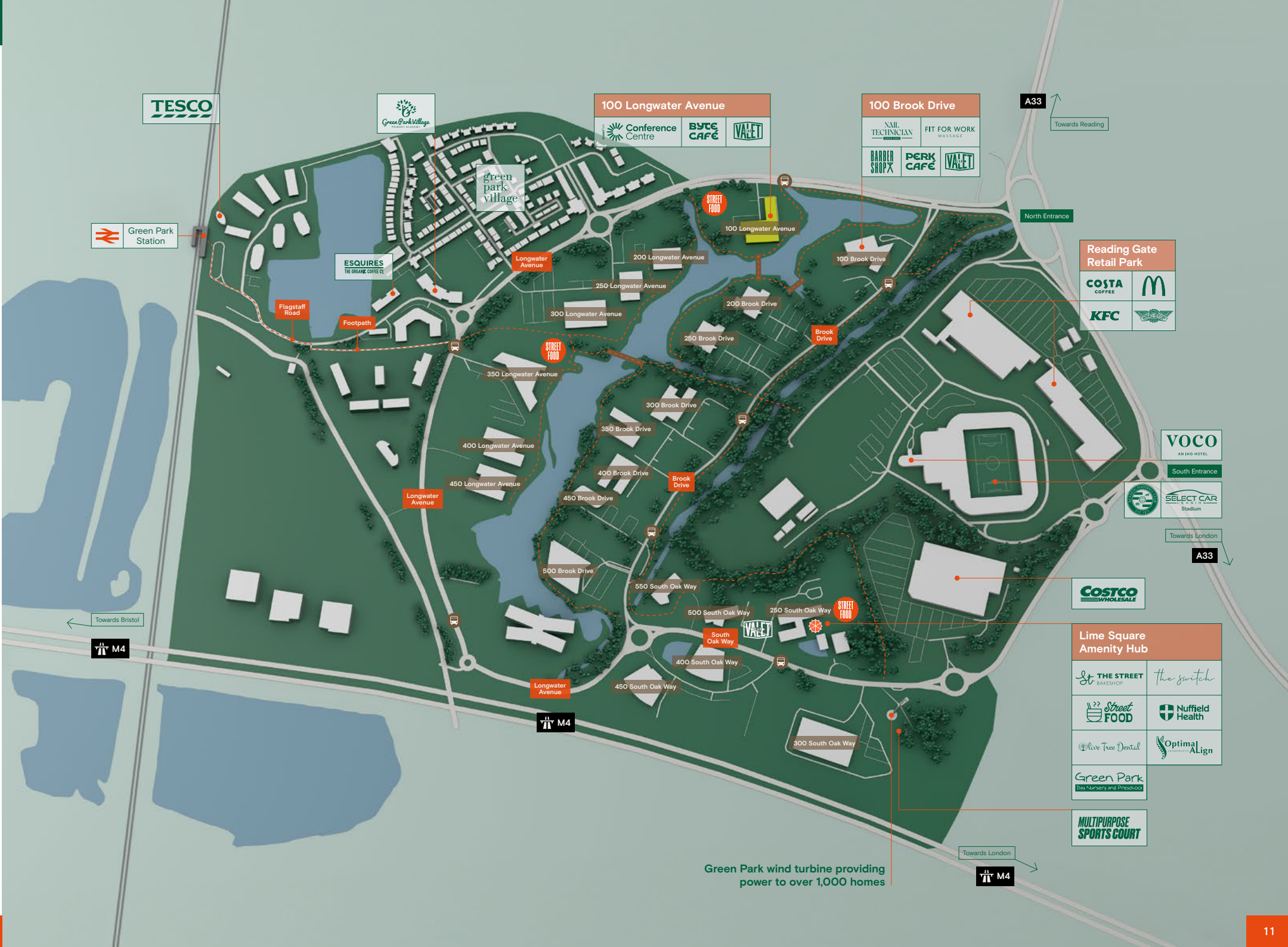
Welcome to Green Park...

- 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.



Green Park wind turbine providing power to over 1,000 homes



greenpark.co.uk

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September 2026. Reference 2603022.



GreenPark