



200 LONGWATER AVENUE

5,465—12,522 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

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.

200 Longwater Avenue occupiers include



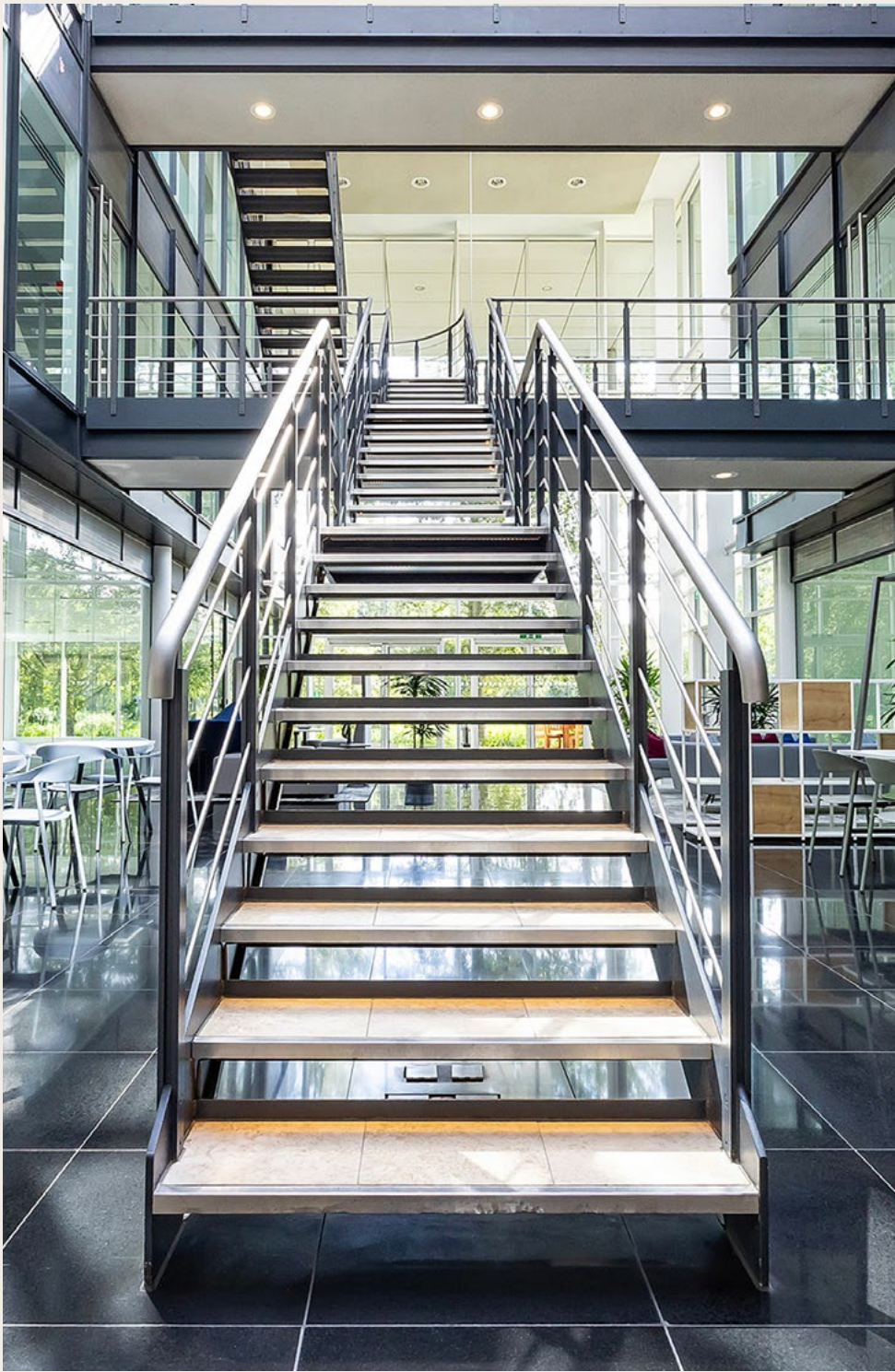
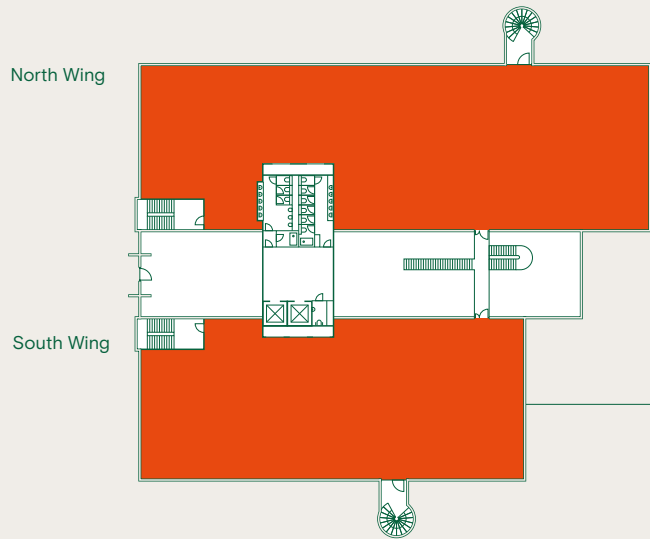


AVAILABILITY

Schedule of availability	Parking spaces	sq ft	sq m
Part Ground	22	5,465	508
Part Ground	28	7,057	656
Total	50	12,522	1,164

GROUND FLOOR

North Wing / South Wing







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.

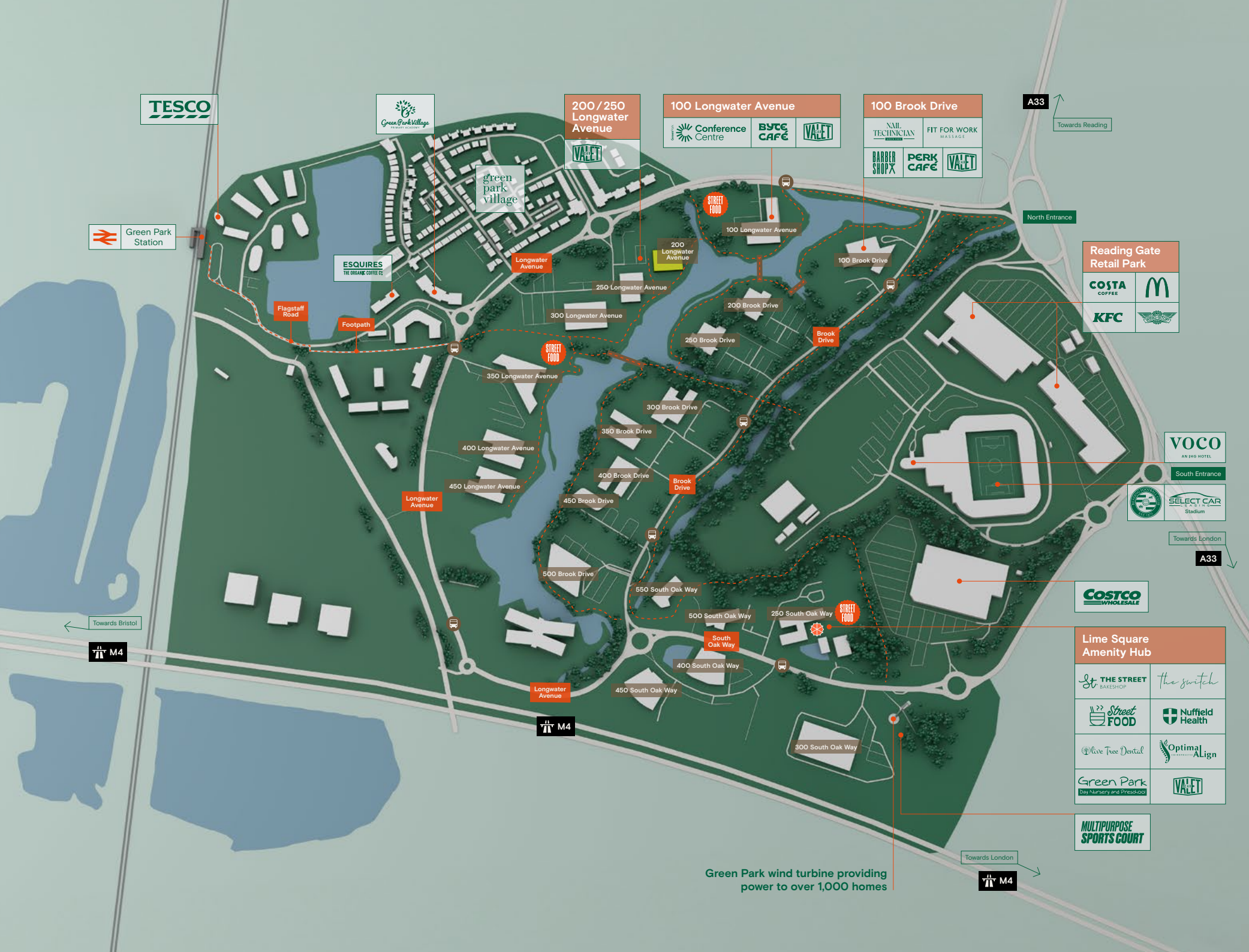
Welcome to Green Park...

- 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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