

100 LONGWATER AVENUE

809—13,408 SQ FT

GreenPark

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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 suites offer a fully managed solution on an all-inclusive basis which include:

- Rent
- Business Rates
- Service Charge
- Utilities
- Cleaning & Maintenance
- High-speed 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



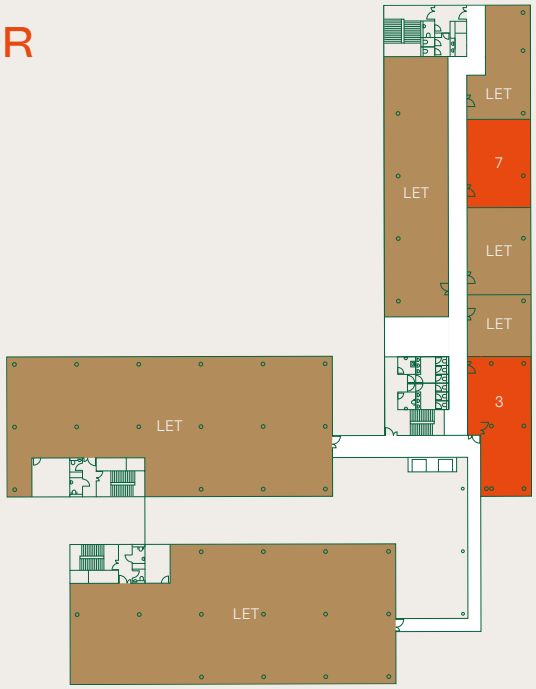
AVAILABILITY

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

● denotes fitted accommodation. ● denotes flexible accommodation.

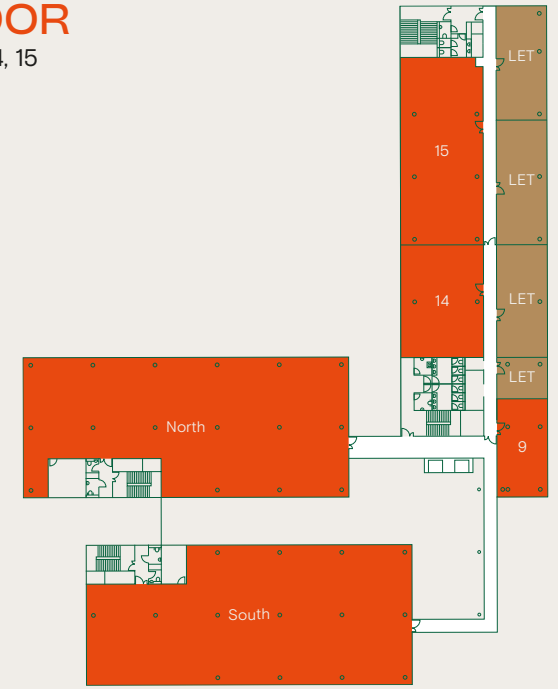
1ST FLOOR

East Suites 3 & 7



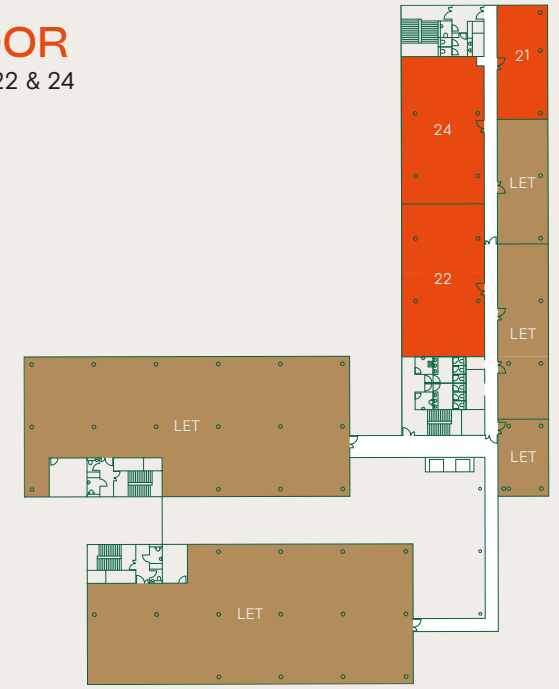
2ND FLOOR

East Suites 9, 14, 15
North, South



3RD FLOOR

East Suites 21, 22 & 24

























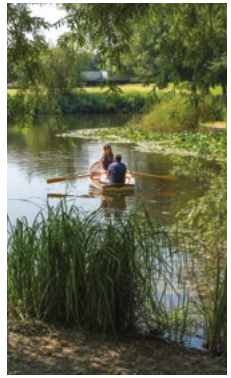
TOGETHER WE CAN BE EXTRAORDINARY

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









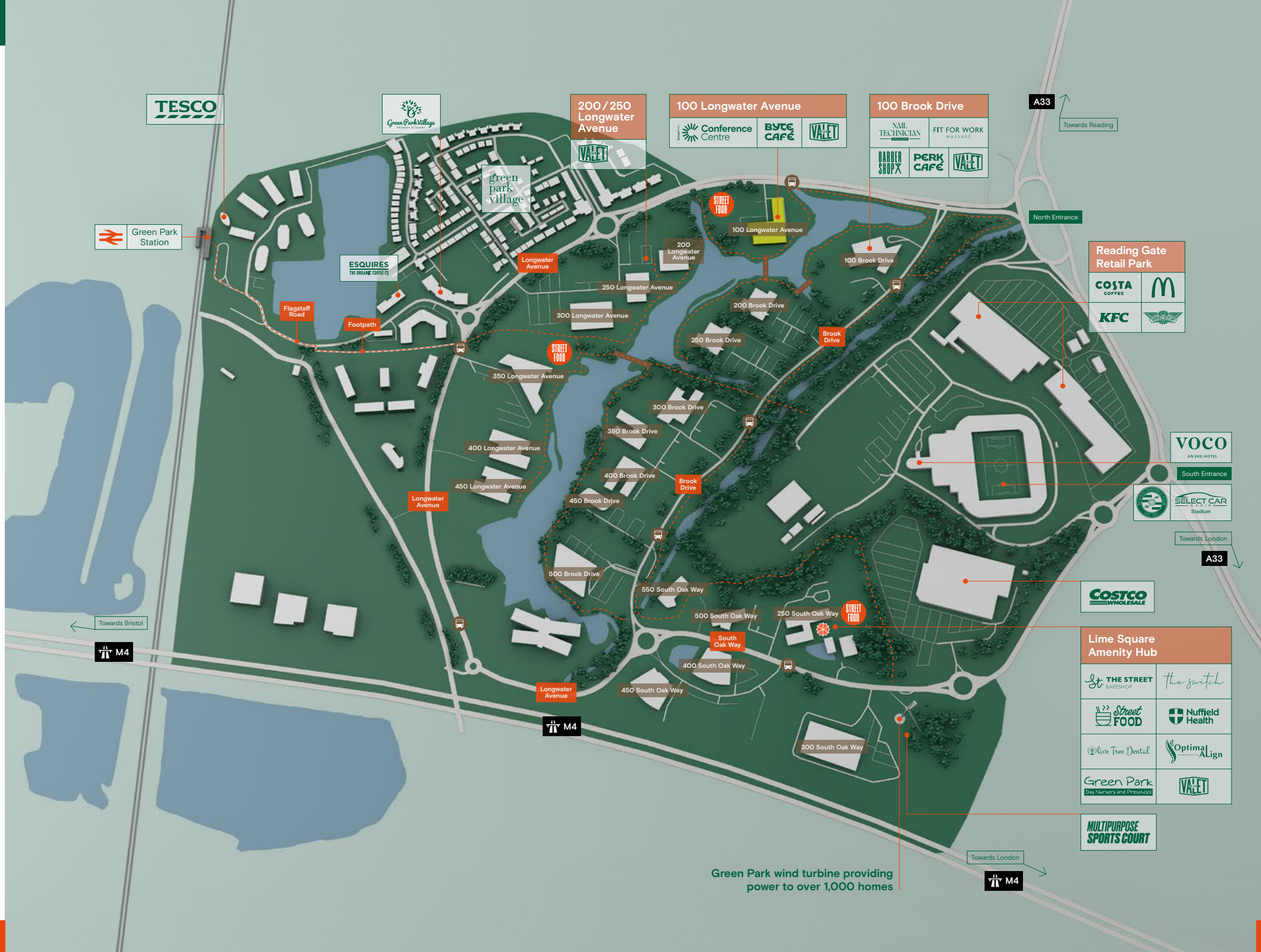


EVERYTHING YOU NEED

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.

THE BARBER SHOP	THE BYTE CAFE	Conference Centre	COSTCO WHOLESALE	CYCLEWORKSHOP	ESQUIRES THE ORGANIC COFFEE CO
FIT FOR WORK MASSAGE	Green Park Day Nursery and Preschool	MULTIPURPOSE SPORTS COURT	Nuffield Health	Optimal Align	THE PERK CAFE
THE STREET BAKESHOP	Street FOOD	the switch	TESCO express	CAR VALET	VOCO AN IHG HOTEL


TESCO
Green Park Village Primary Academy
green park village
200 / 250 Longwater Avenue
VALET
100 Longwater Avenue
Conference Centre
BYTE CAFÉ
VALET
100 Brook Drive
NAIL TECHNICIAN
FIT FOR WORK MASSAGE
BARBER SHOP
PERK CAFÉ
VALET
A33
Towards Reading
North Entrance
Green Park Station
ESQUIRES THE ORGANIC COFFEE CO
Flagstaff Road
Footpath
Longwater Avenue
200 Longwater Avenue
250 Longwater Avenue
300 Longwater Avenue
350 Longwater Avenue
400 Longwater Avenue
450 Longwater Avenue
STREET FOOD
100 Longwater Avenue
100 Brook Drive
200 Brook Drive
250 Brook Drive
300 Brook Drive
350 Brook Drive
400 Brook Drive
450 Brook Drive
Brook Drive
Reading Gate Retail Park
COSTA COFFEE
KFC
VOCO AN IHG HOTEL
South Entrance
SELECT CAR LEASING Stadium
Towards London
A33
COSTCO WHOLESALE
500 Brook Drive
550 South Oak Way
500 South Oak Way
250 South Oak Way
South Oak Way
400 South Oak Way
450 South Oak Way
300 South Oak Way
Towards Bristol
M4
Lime Square Amenity Hub
THE STREET BAKESHOP
the switch
Street FOOD
Nuffield Health
Olive Tree Dental
OptimaLign
Green Park Day Nursery and Preschool
VALET
MULTIPURPOSE SPORTS COURT
Towards London
M4
Green Park wind turbine providing power to over 1,000 homes



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GreenPark