



250 Longwater Avenue

5,480 SQ FT

GreenPark



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.

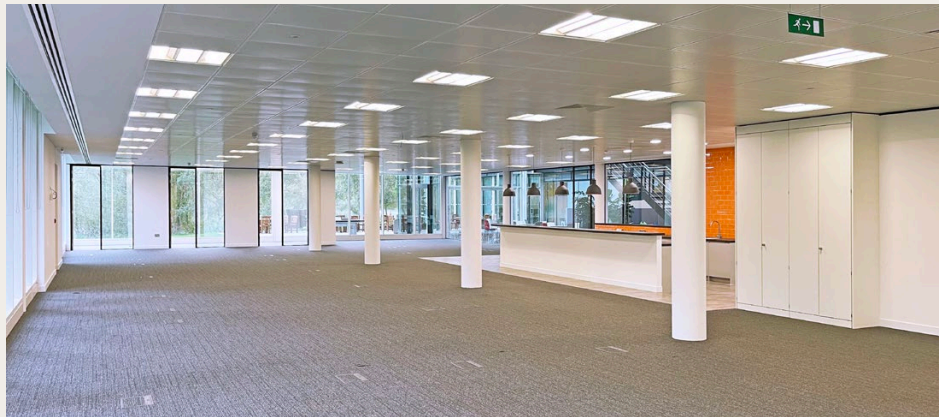
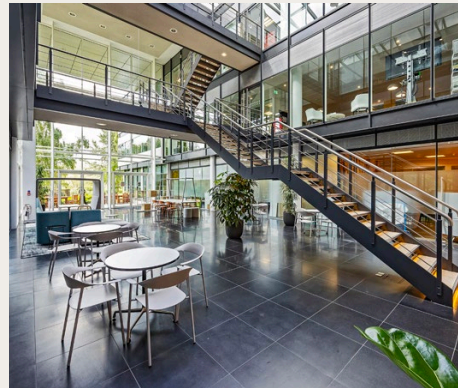
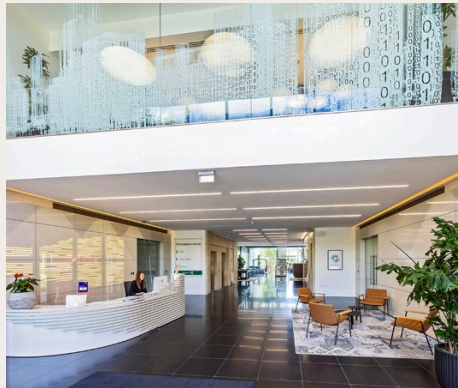
Comprehensively refurbished to provide Grade A office accommodation, the building offers large communal breakout space within the atrium.



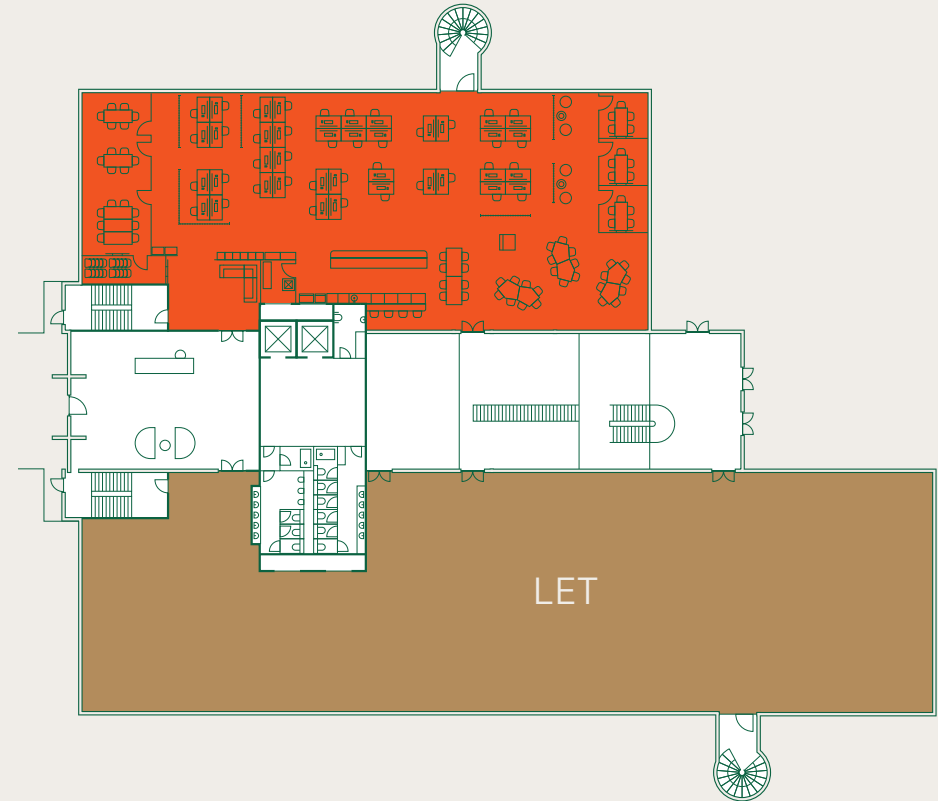
Specifications

- 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
- EPC B

Current Occupiers:   



GROUND FLOOR



ACCOMMODATION

Schedule of availability	Parking spaces	sq ft	sq m
Part Ground – East Wing ●	21	5,480	508
Total	21	5,480	508

● denotes fitted accommodation.
Plan shows indicative furniture layout.



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



GreenPark

hatch
real estate

Tom Fletcher
tom@hatch-re.com
07752 127 413

Charlie Benn
charlie@hatch-re.com
07563 383 443

■ **HOLLIS
HOCKLEY**

Alice Hilliard
alice.hilliard@hollishockley.co.uk
07557 280 885

Elizabeth Gray
elizabeth.gray@hollishockley.co.uk
07712 815 268



Andrew Willcock
awillcock@savills.com
07870 999 628

Rob Pearson
rpearson@savills.com
07896 491 283

Greenpark.co.uk

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