200 LONGWATER AVENUE

5,465—12,522 SQ FT

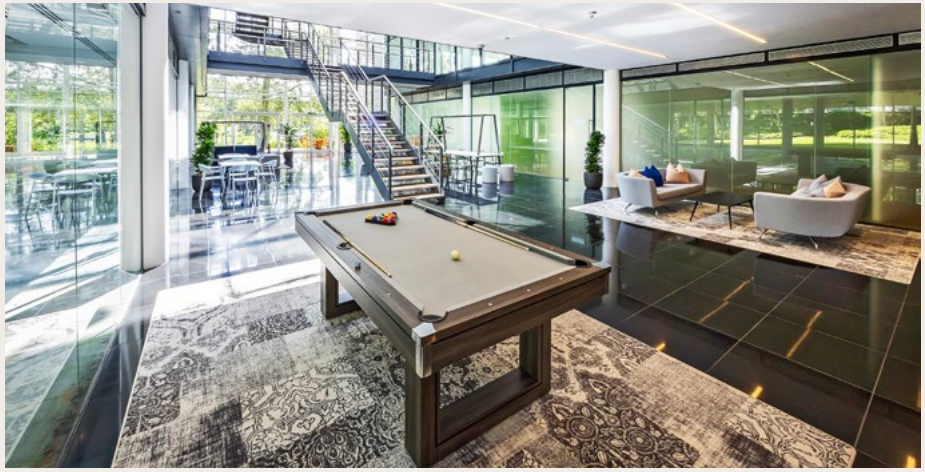
GreenPark

GreenPark

200 LONGWATER AVENUE

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.



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 occupiers include

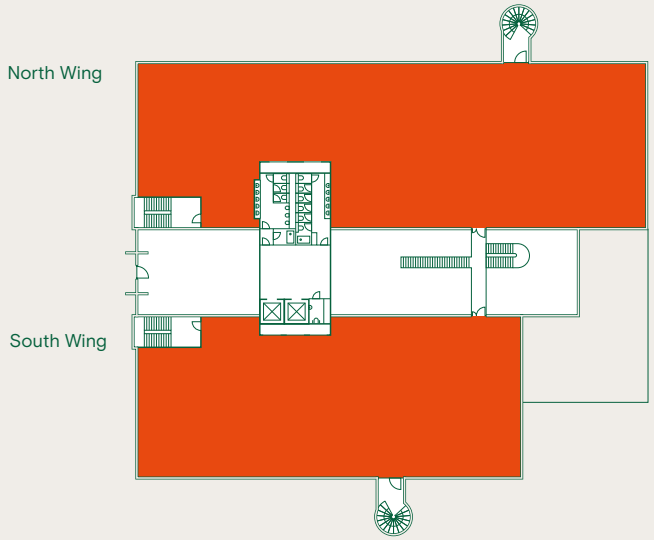
BRITANNIA PHARMACEUTICALS LTD

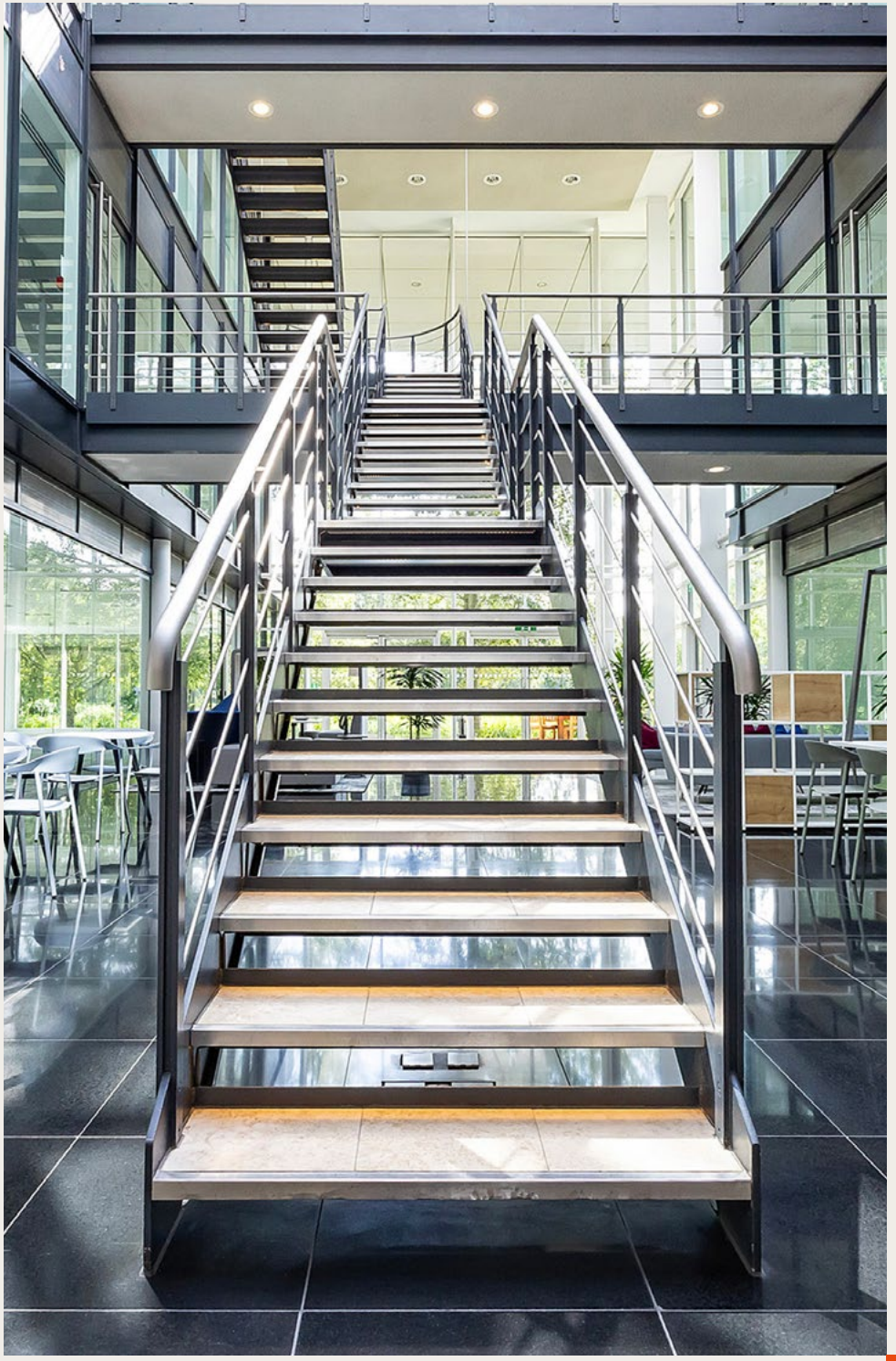
AVAILABILITY

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...

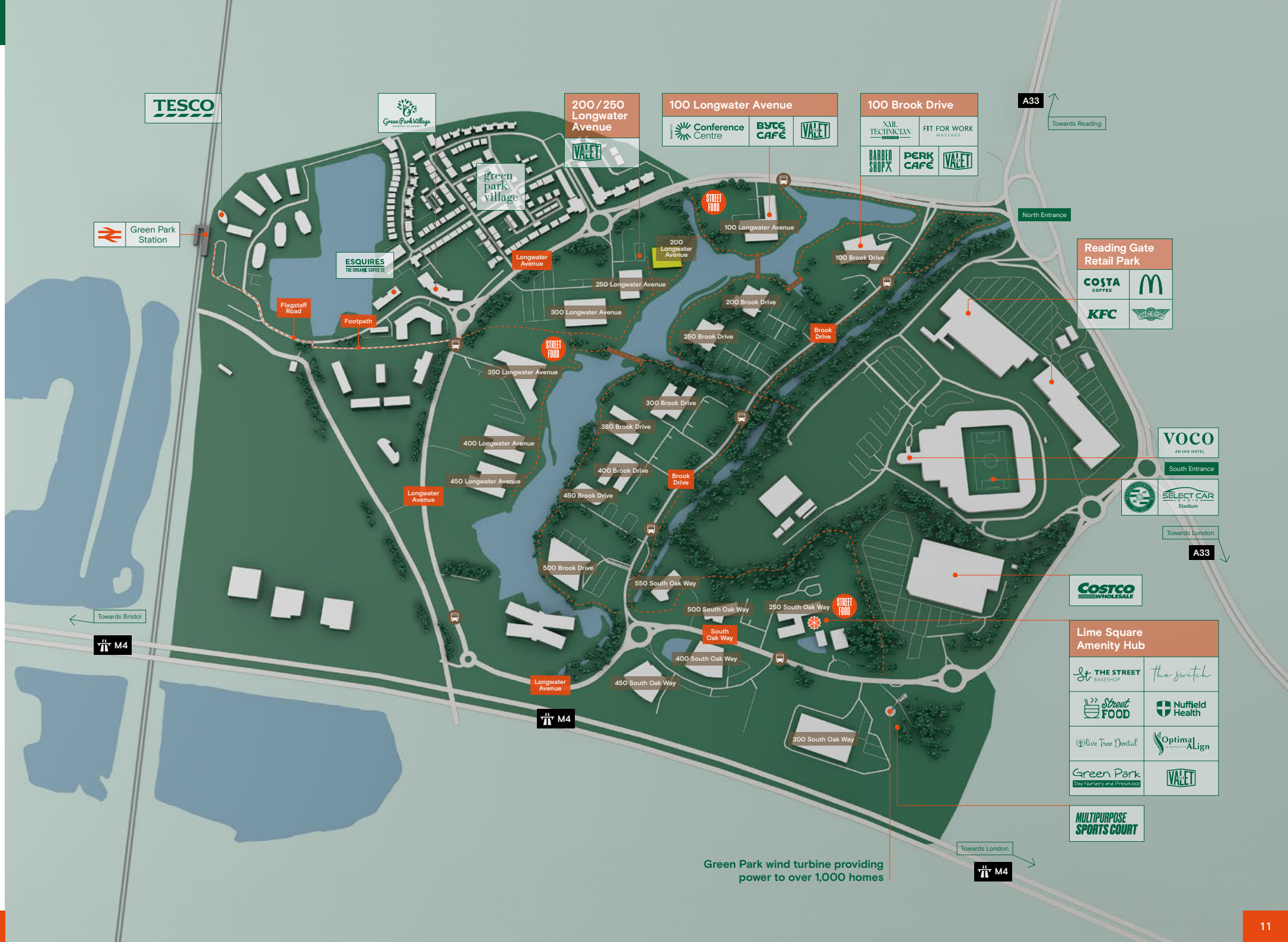
- 195 Landscaped acres
- 9,000 people
- 50+ companies
- Established community
- 600+ yearly events
- Wealth of amenities
- Leading ESG credentials

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.

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

greenpark.co.uk

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These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

September 2026. Reference 2603022.

GreenPark