



100 Longwater Avenue

GreenPark

809-13,408 SQ FT



GreenPark



100 LONGWATER AVENUE

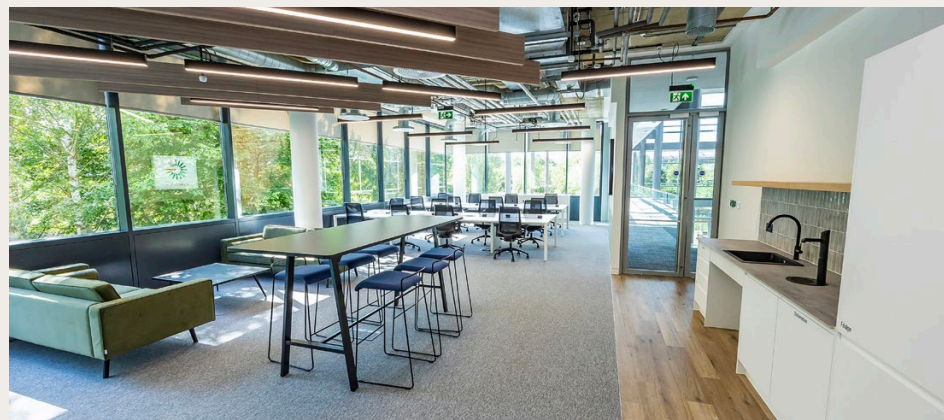
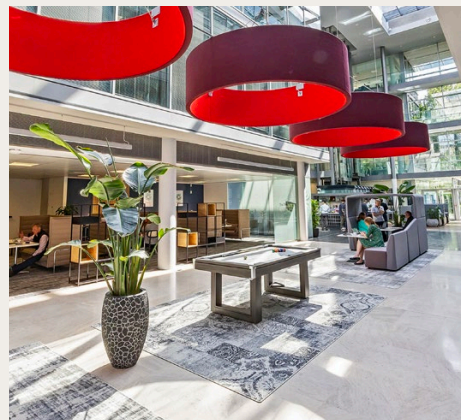
A striking Foster + Partners designed building set in a prominent position on Green Park at the edge of Longwater Lake. The building offers high quality office space with a range of on-site amenities.

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.

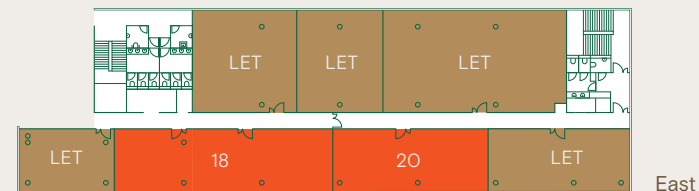


Specifications

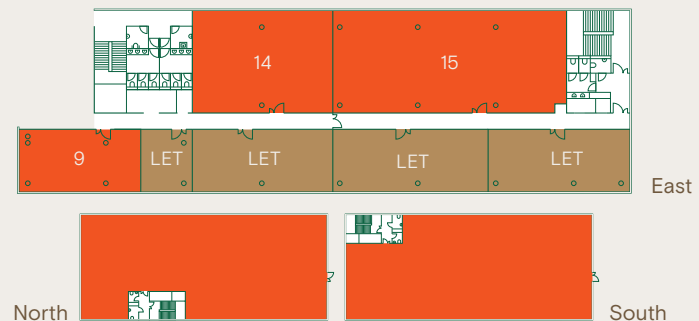
- Four pipe fan coil air conditioning
- Fully accessible raised floors (150mm void)
- Showers and bike racks
- Fully-staffed reception
- Meeting and conference facilities at the Green Park Conference Centre
- The Hive business lounge
- On-site Byte Café
- Wi-Fi enabled atrium
- 24 hour security on the Park
- EPC E (works underway, targeting EPC B)



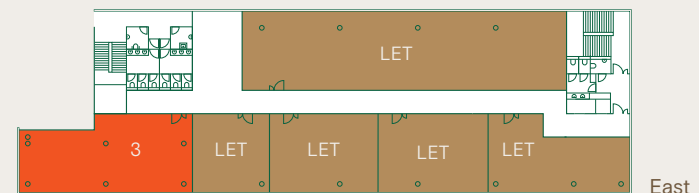
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Schedule of availability	Parking spaces	sq ft	sq m
3 rd , East, Suite 20 ●●	4	992	95
3 rd , East, Suite 18 ●●●	6	1,392	129
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 3 ●●●	5	1,254	117
Total	89	21,674	2,017

● denotes fitted accommodation. ● denotes flexible accommodation. ● available from Q2 2026. ● available from Q3 2026.



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

TESCO

Green Park Station

Green Park Village

ESQUIRES THE ORGANIC COFFEE CO.

100 Longwater Avenue
Conference Centre
BYTE CAFE
VALET

100 Brook Drive
NAIL TECHNICIAN
FIT FOR WORK MASSAGE
BARBER SHOP X
PARK CAFE
VALET

A33
Towards Reading

North Entrance

Reading Gate Retail Park
COSTA COFFEE
MCDONALD'S
KFC

VOCO AN IHG HOTEL
South Entrance

SELECT CAR STADIUM
Towards London

A33

COSTCO WHOLESALE

Lime Square Amenity Hub

THE STREET BAKESHOP	the switch
WOLF	Nuffield Health
Olive Tree Dental	Optima Align
Green Park Nursery and Prosciutto	Street FOOD

MULTIPURPOSE SPORTS COURT

Towards London
M4



GreenPark

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Greenpark.co.uk

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April 2026. Reference 2603019.