

200 LONGWATER AVENUE

15,308 SQ FT

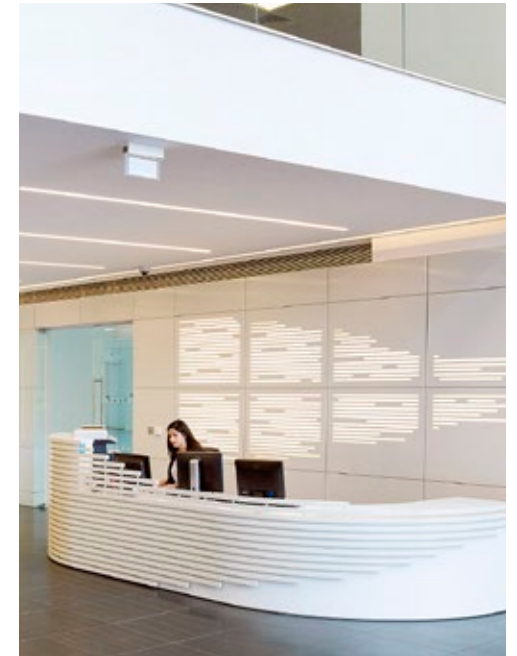




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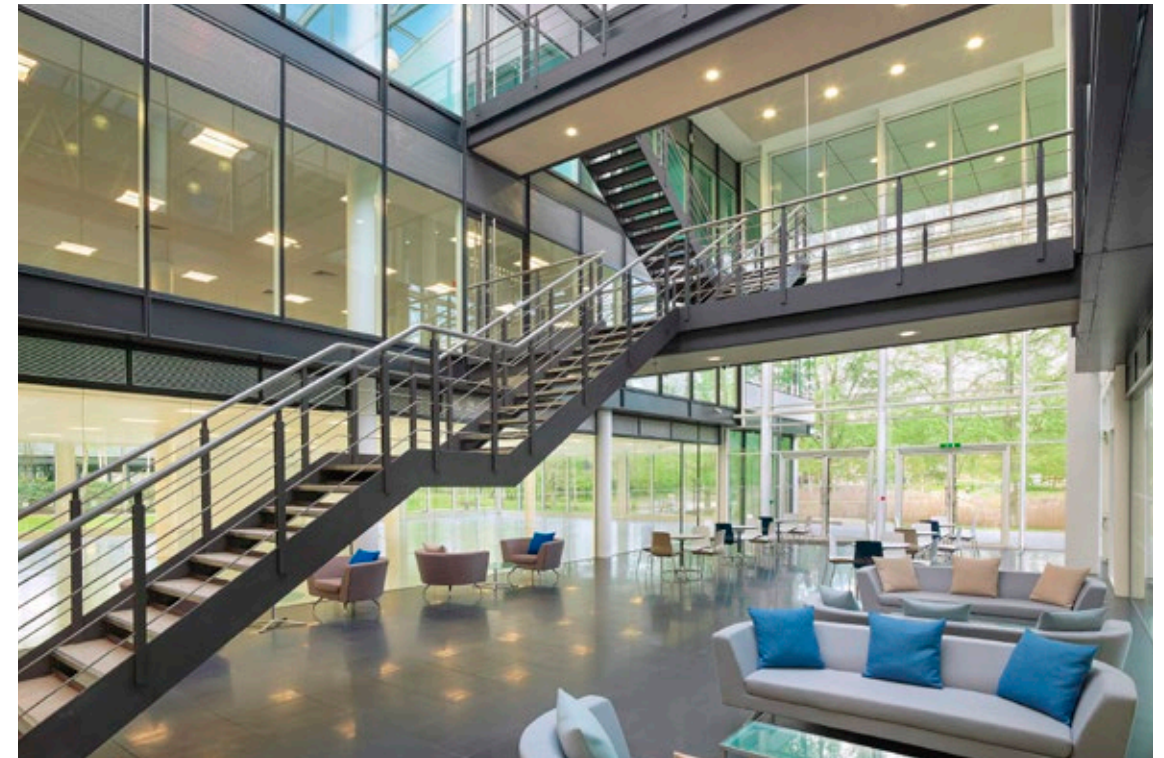
200 Longwater Avenue has been comprehensively refurbished to provide Grade A office accommodation with beautiful views over Longwater lake.

The available space is situated on the first floor and is just a short walk from Byte café and the Conference Centre in 100 Longwater Avenue.



SPECIFICATION INCLUDES

- 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 ceilings
- Showers and bike racks
- Standby generator available
- Two x 10 person lifts
- Imposing double height glass atrium
- 24 hour security on the Park
- BREEAM Very Good
- EPC – B



AVAILABLE SPACE

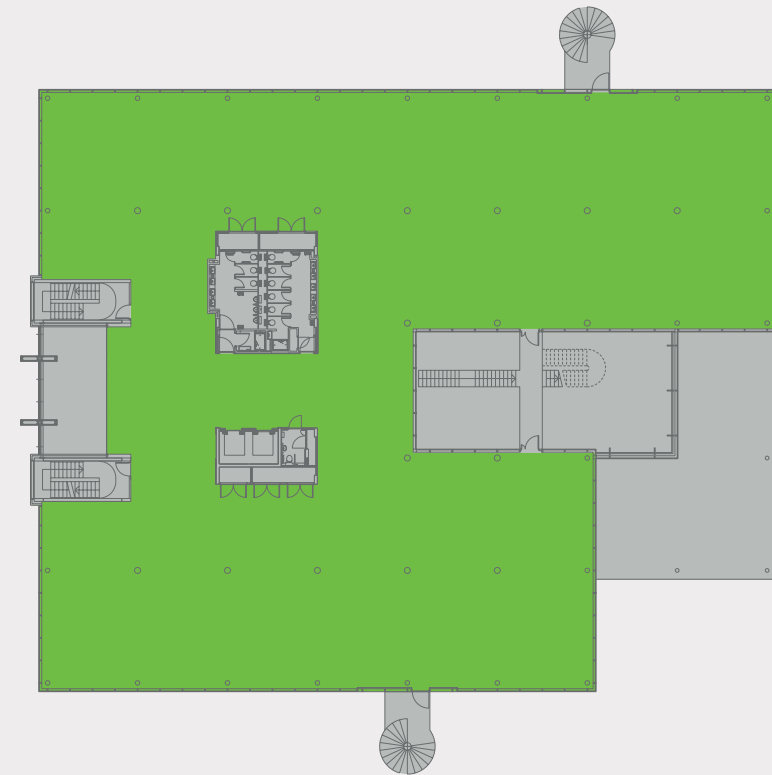


| Schedule of availability | sq ft | sq m | Parking |
|--------------------------|---------------|--------------|-----------|
| First floor | 15,308 | 1,422 | 59 |
| Total | 15,308 | 1,422 | 59 |

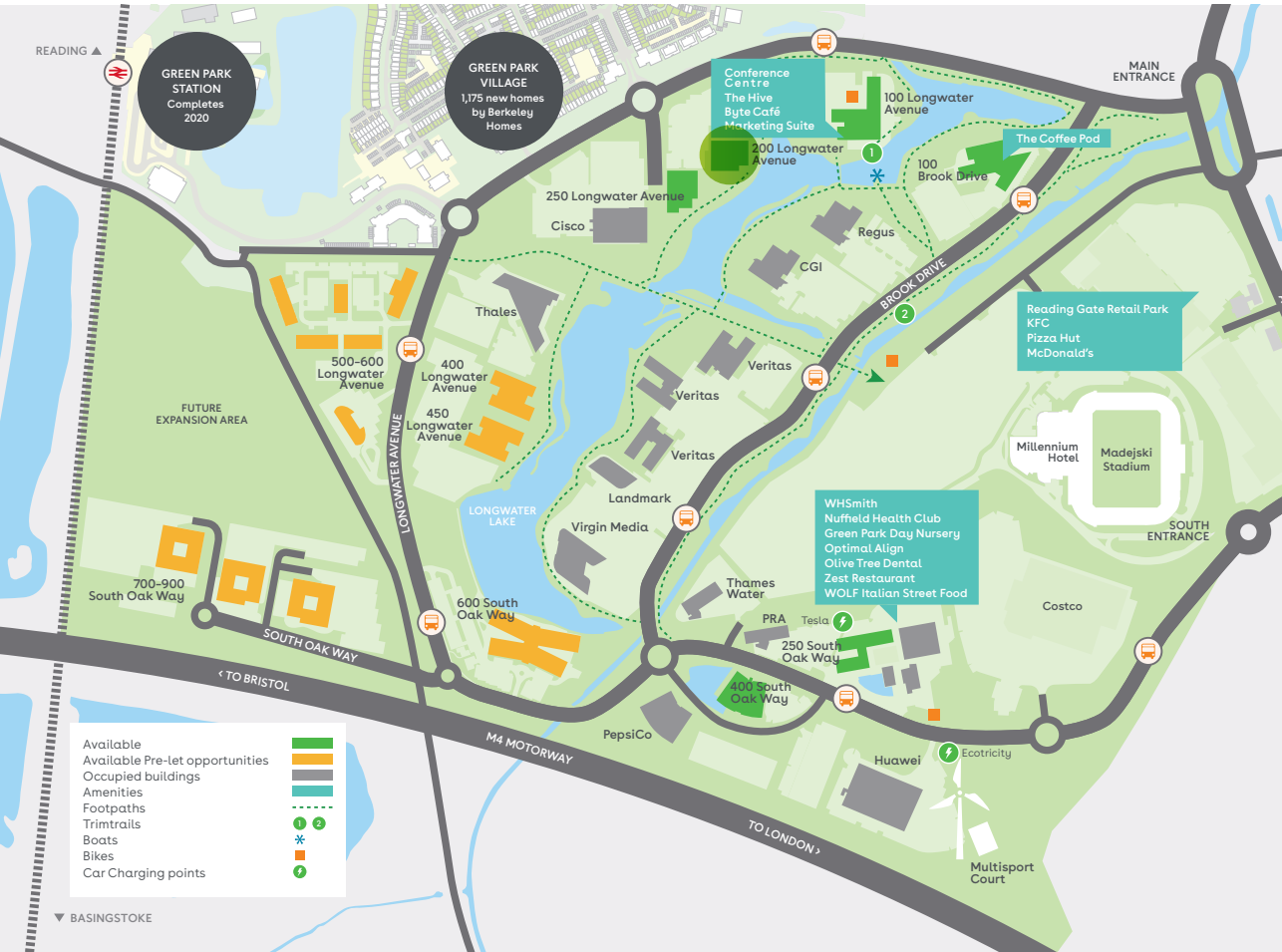
Current occupiers of 200 Longwater Avenue



First floor



For indicative purposes only. Not to scale.



Charles Dady
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 +44 (0)7793 808 273

Henry Harrison
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 +44 (0)7785 222 430

Cameron Frazer
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 +44 (0)7710 965 302



Keith Wise
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 +44 (0)7802 946 166

Duncan Campbell
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 +44 (0)782 734 1503

Charlie Benn
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Find out more about bringing your business to Green Park. Contact our appointed leasing agents or visit: greenpark.co.uk

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