

# 200 LONGWATER AVENUE

5,465-27,830 SQ FT

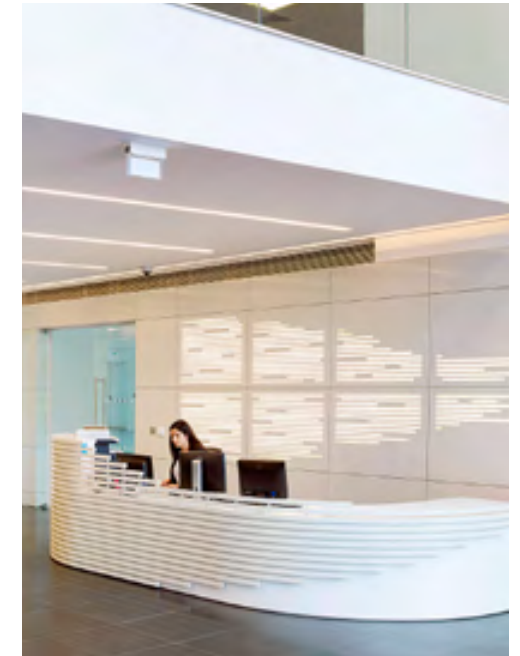




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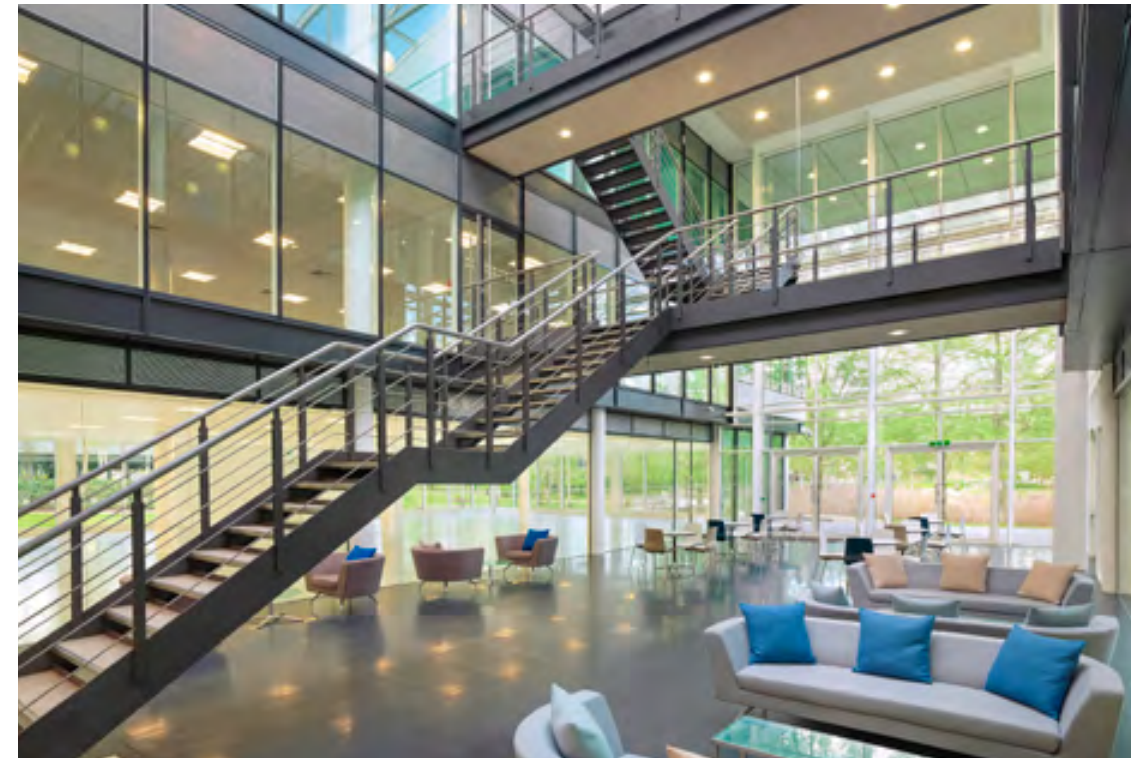
200 Longwater Avenue has been comprehensively refurbished to provide Grade A office accommodation with beautiful views over Longwater lake.

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

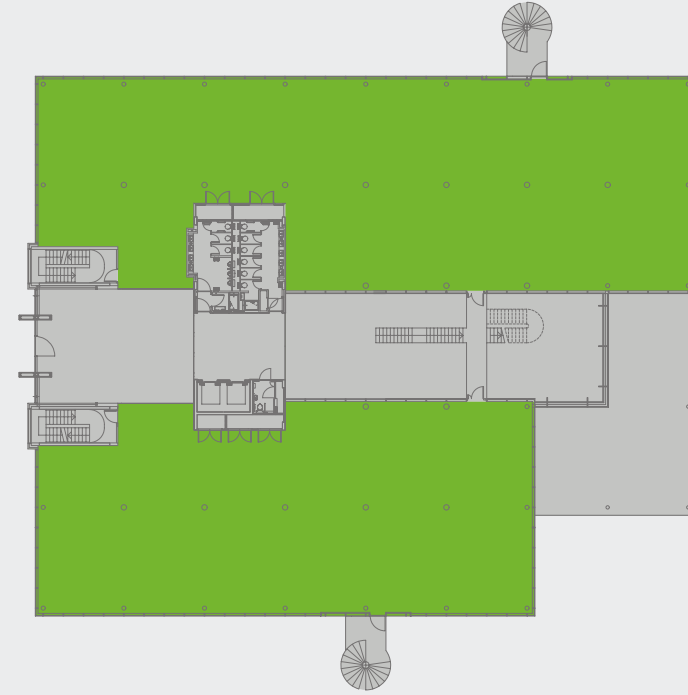


Schedule of availability	sq ft	sq m	Parking
First floor	15,308	1,422	59
Part Ground floor	5,465	508	22
Part Ground floor	7,057	656	30
<b>Total</b>	<b>27,830</b>	<b>2,585</b>	<b>111</b>

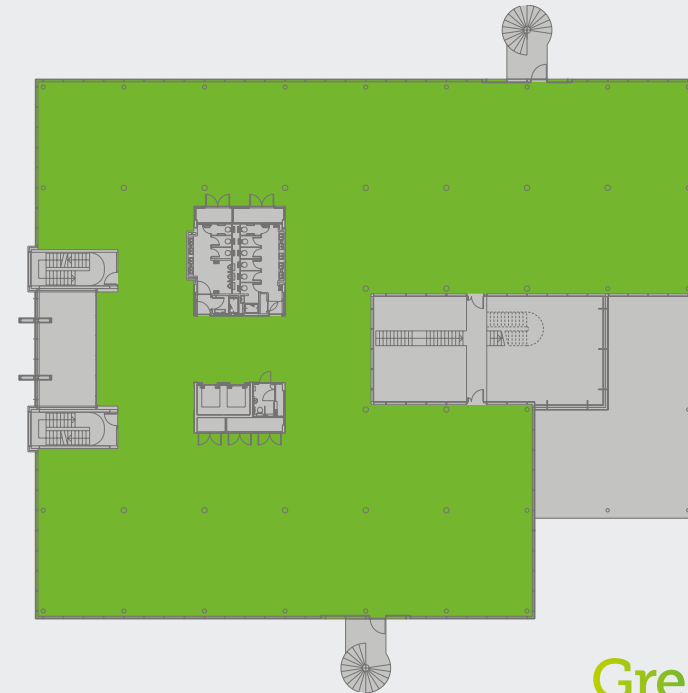
Current occupiers of 200 Longwater Avenue



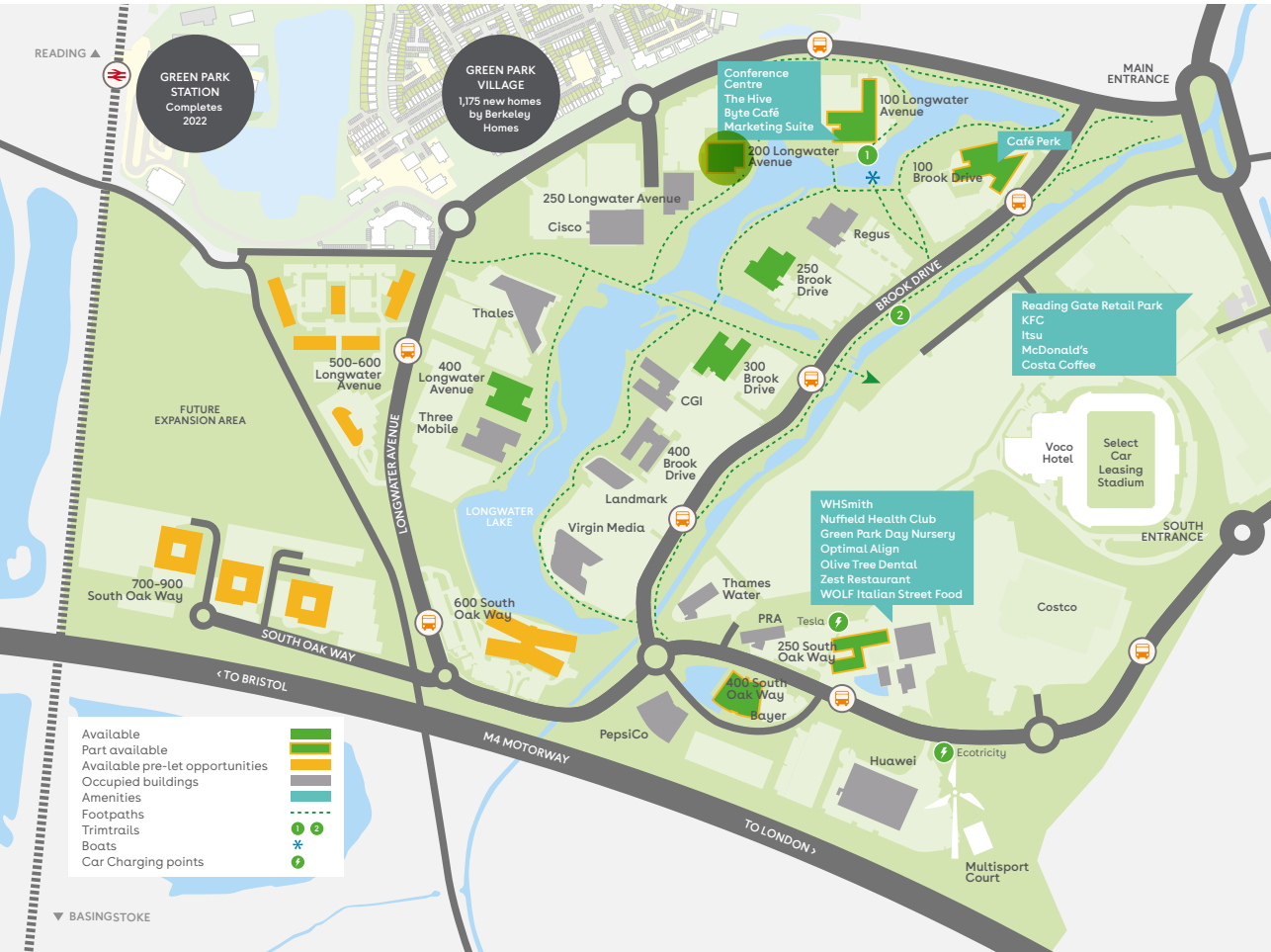
Ground floor



First floor



For indicative purposes only. Not to scale.



Find out more about bringing your business to Green Park. Contact our appointed leasing agents or visit: [greenpark.co.uk](http://greenpark.co.uk)



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