

# 250 LONGWATER AVENUE

5,480 SQ FT



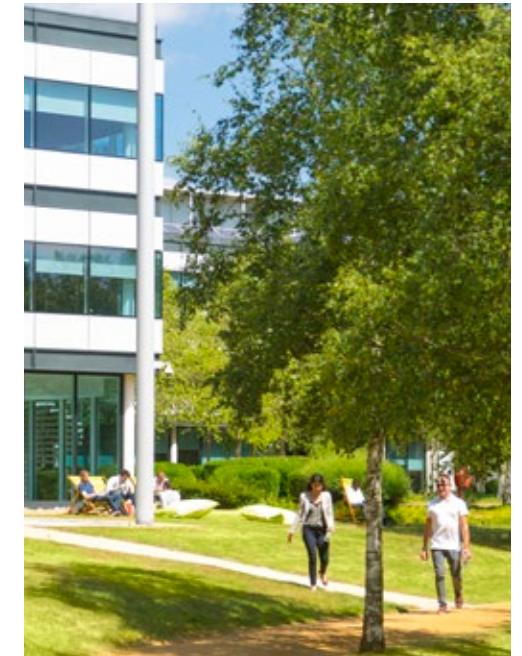




## 250 LONGWATER AVENUE

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, which completes next year, is also within easy walking distance. Comprehensively refurbished to provide Grade A office accommodation, the building offers large communal breakout space within the atrium.



### 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 ceiling
- 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 (46)



# AVAILABLE SPACE

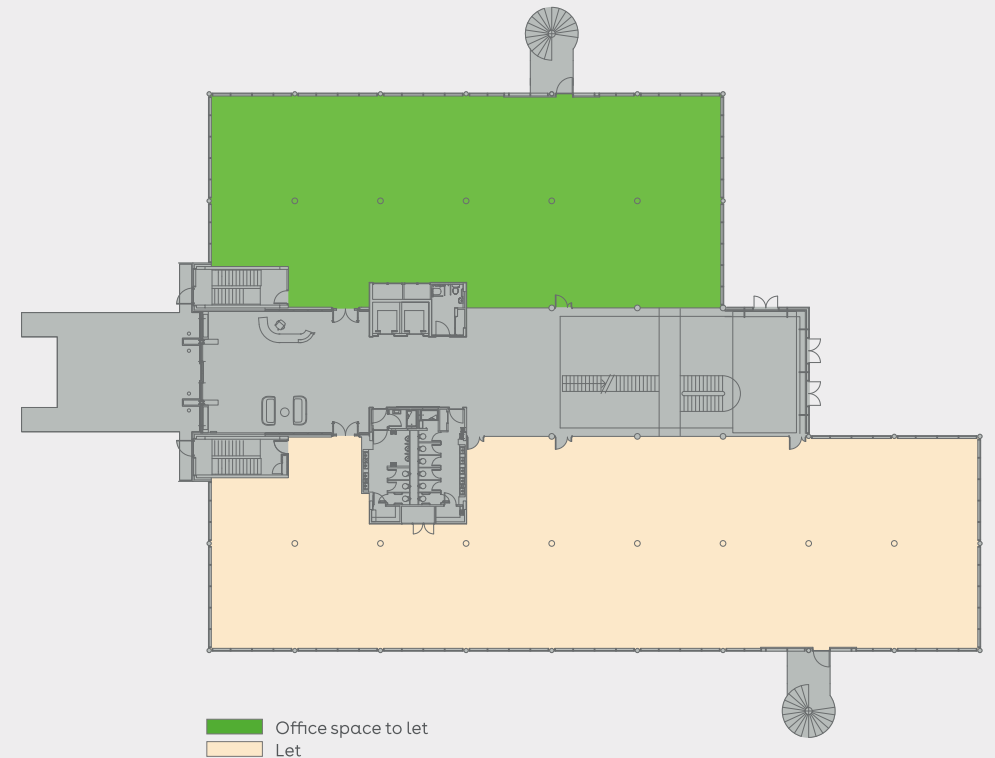


Schedule of availability		sq ft	sq m	Parking
Ground floor	East Wing	5,480	509	22
<b>Total</b>		<b>5,480</b>	<b>509</b>	<b>22</b>

Current occupiers of 250 Longwater Avenue

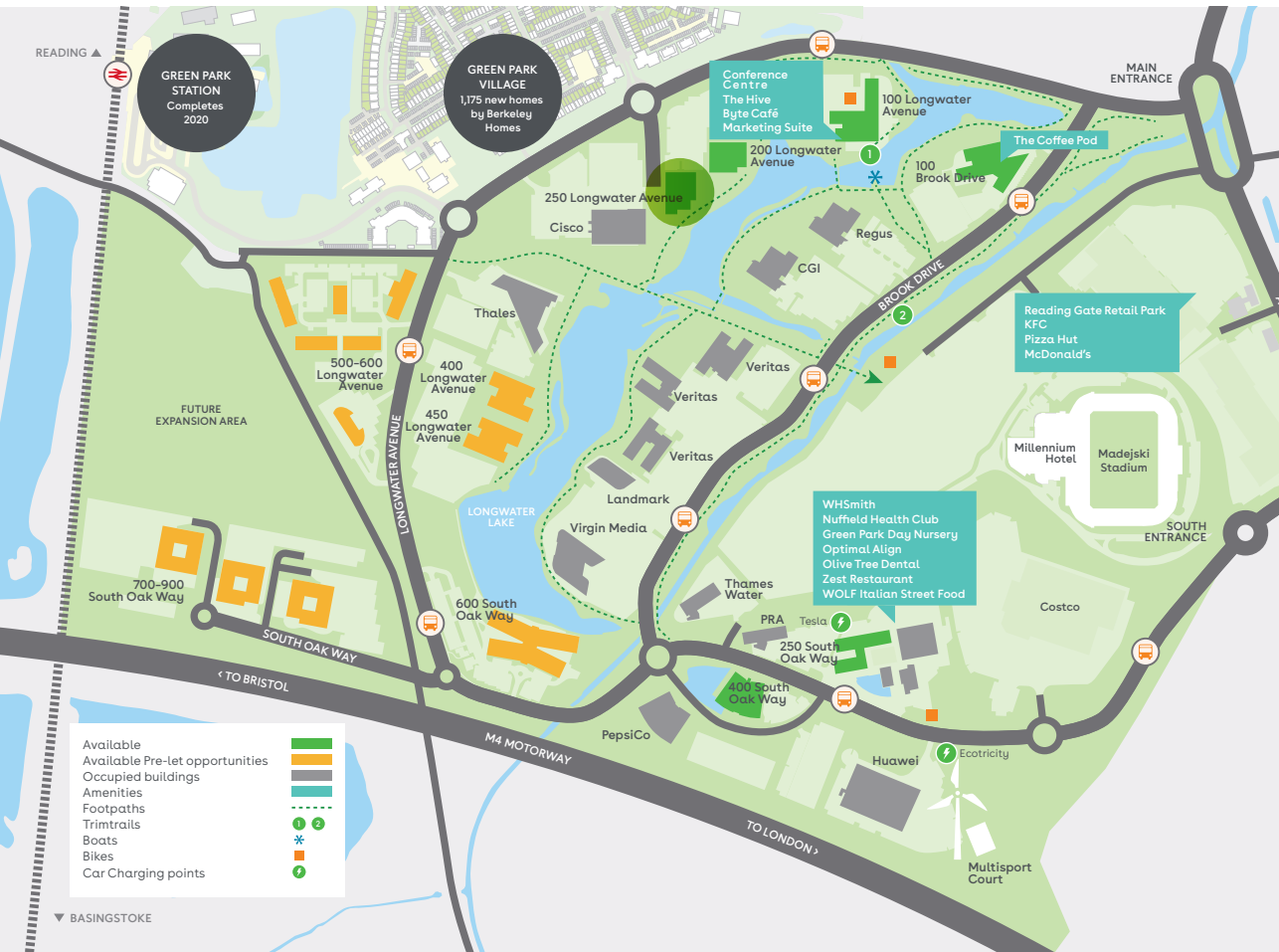


## Ground floor



For indicative purposes only. Not to scale.





- Available (Green bar)
- Available Pre-let opportunities (Orange bar)
- Occupied buildings (Grey bar)
- Amenities (Light Green bar)
- Footpaths (Dashed line)
- Trimtrails (Dotted line)
- Boats (Blue star)
- Bikes (Orange square)
- Car Charging points (Green lightning bolt)

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

These particulars are not an offer or contract, nor part of one. Any information given is entirely without responsibility or warranty whatsoever. June 2019.



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