



SPECIFICATION INCLUDES

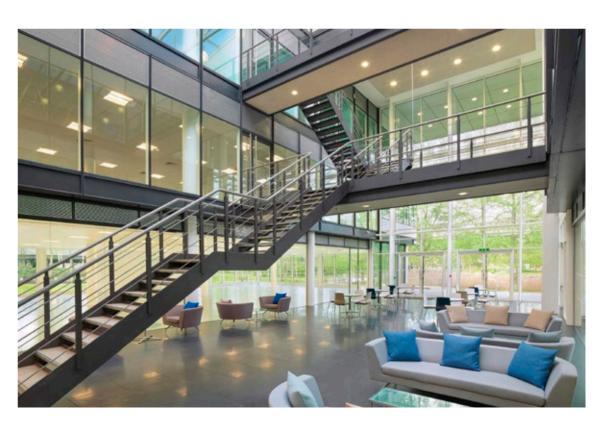
- · Four pipe fan coil air conditioning
- \cdot Fully accessed raised floors with 150mm void
- · Finished floor to ceiling height 2.8m
- · LG7 lighting
- · Metal tile suspended ceilings
- · Showers and bike racks
- · Standby generator available
- ·Two x 10 person lifts
- · Imposing double height glass atrium
- \cdot 24 hour security on the Park
- · BREEAM Very Good
- · EPC B



200 Longwater Avenue has been comprehensively refurbished to provide Grade A office accomodation 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.







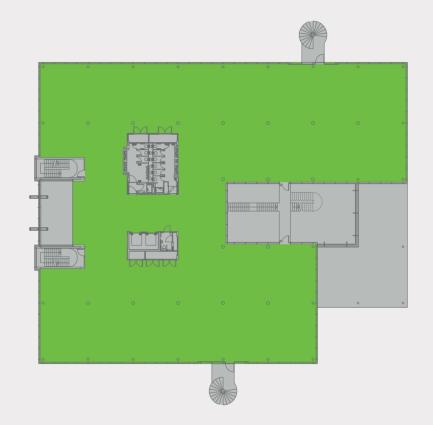
Schedule of availability	sq ft	sq m	Parking
First floor	15,308	1,422	59
Total	15,308	1,422	59

Current occupiers of 200 Longwater Avenue









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These particulars are not an offer or contract, nor part of one.

Any information given is entirely without responsibility. October 2018.





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