

250 LONGWATER AVENUE

5,480 SQ FT

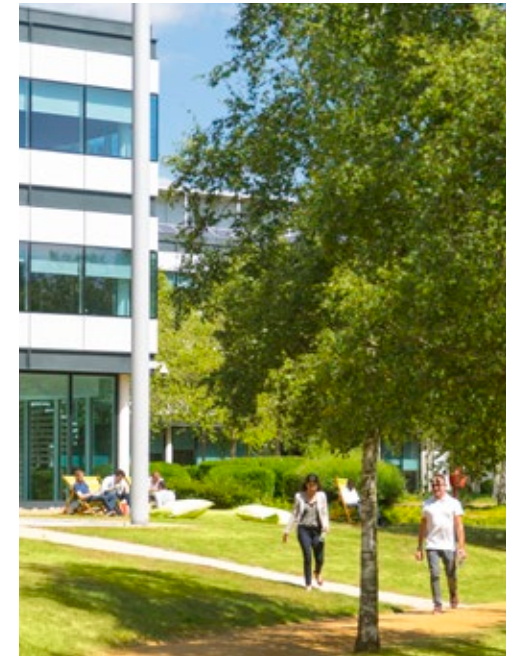




250 LONGWATER AVENUE

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

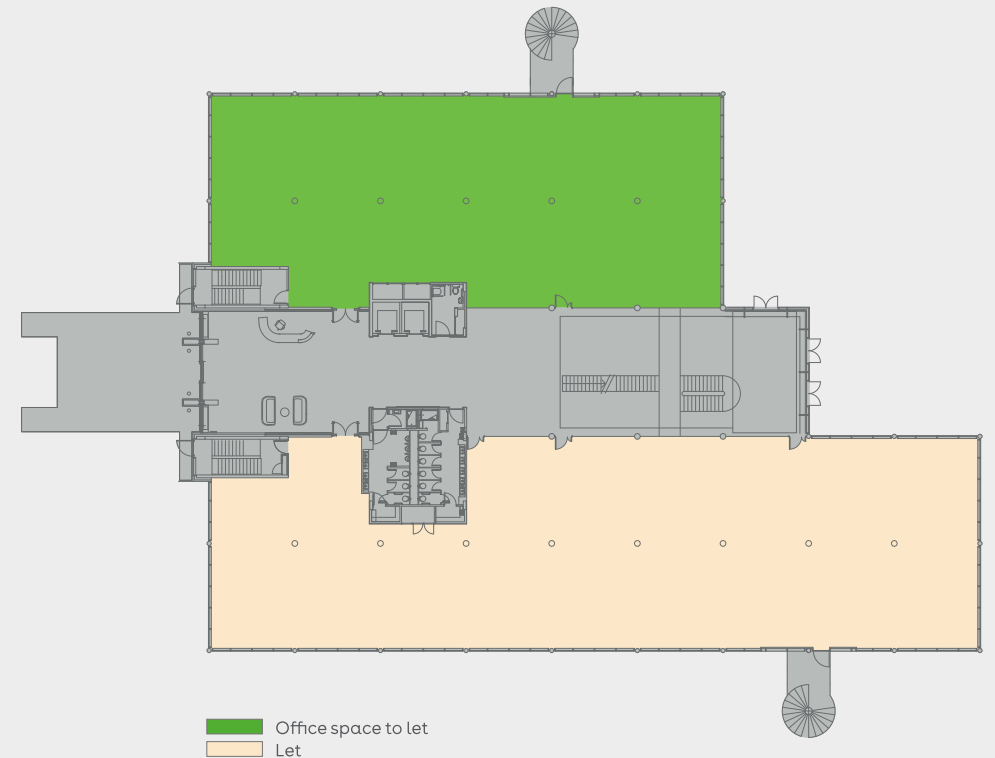


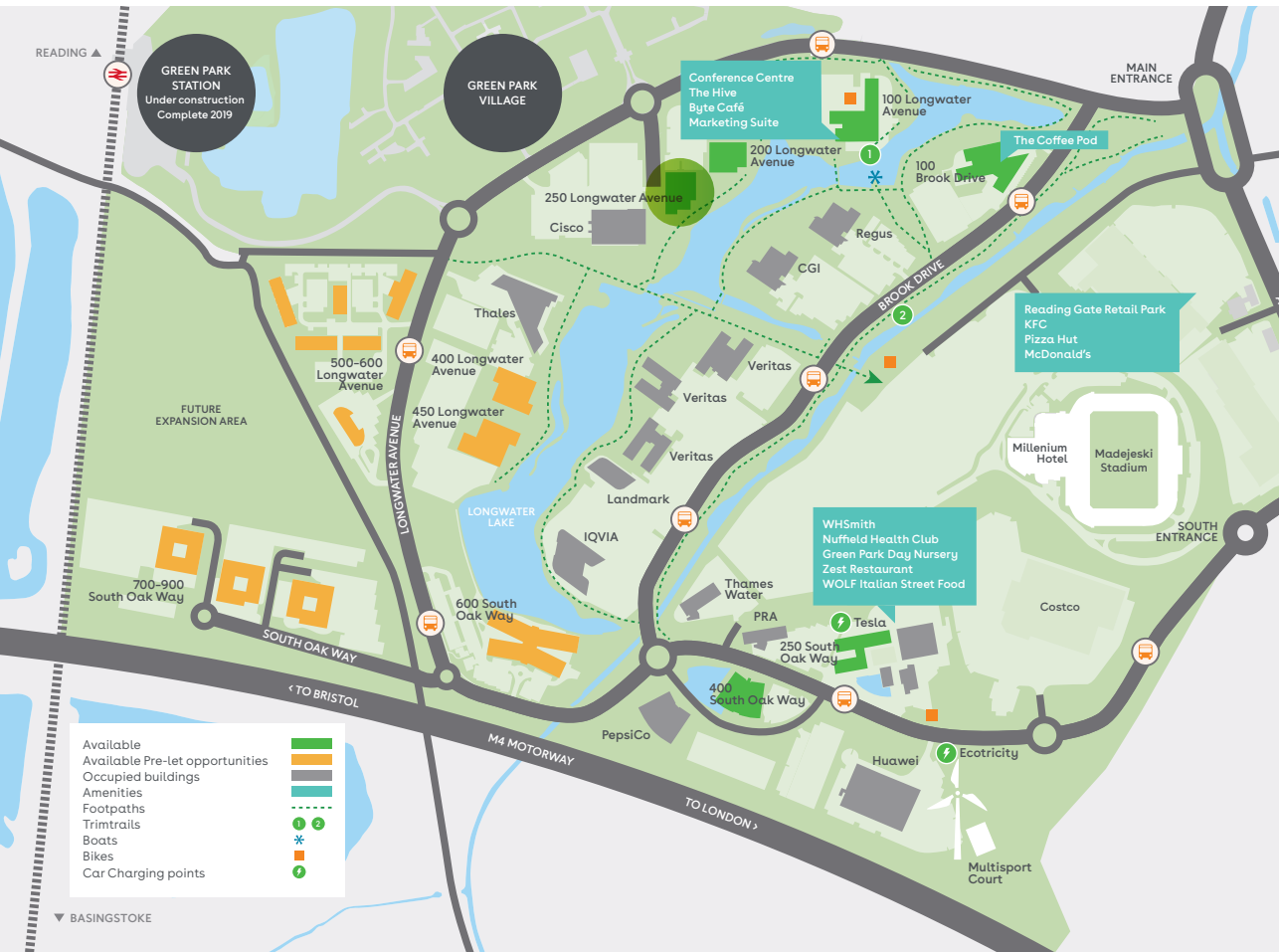
| Schedule of availability | | sq ft | sq m | Parking |
|--------------------------|-----------|--------------|------------|-----------|
| Ground floor | East Wing | 5,480 | 509 | 22 |
| Total | | 5,480 | 509 | 22 |

Current occupiers of 250 Longwater Avenue



Ground floor





Available
Available Pre-let opportunities
Occupied buildings
Amenities
Footpaths
Trimtrails
Boats
Bikes
Car Charging points

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

These particulars are not an offer or contract, nor part of one. Any information given is entirely without responsibility, October 2018.

a **maple**tree property



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