250 Longwater Avenue

13,520 SQ FT

GreenPark

GreenPark

250 LONGWATER AVENUE

250 Longwater Avenue is a high specification office benefiting from beautiful views over Longwater lake.

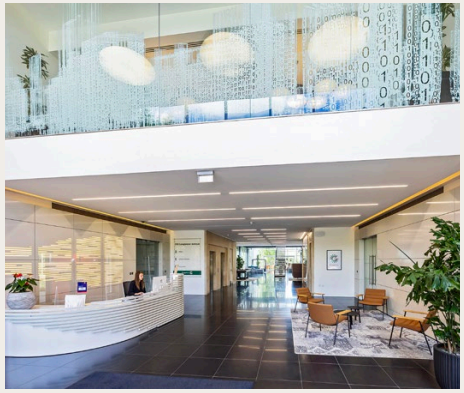
The building is just a short walk from a number of amenities, including Byte Café and the Conference Centre in 100 Longwater Avenue, while Green Park station is within easy walking distance.

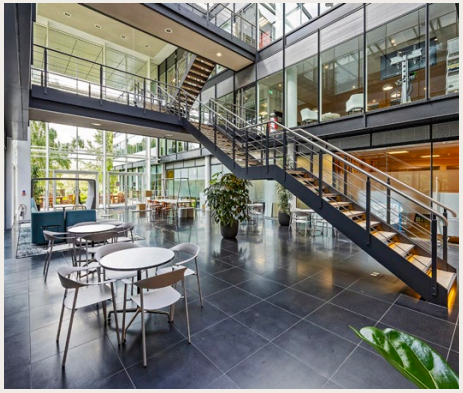
Comprehensively refurbished to provide Grade A office accommodation, the building offers large communal breakout space within the atrium.

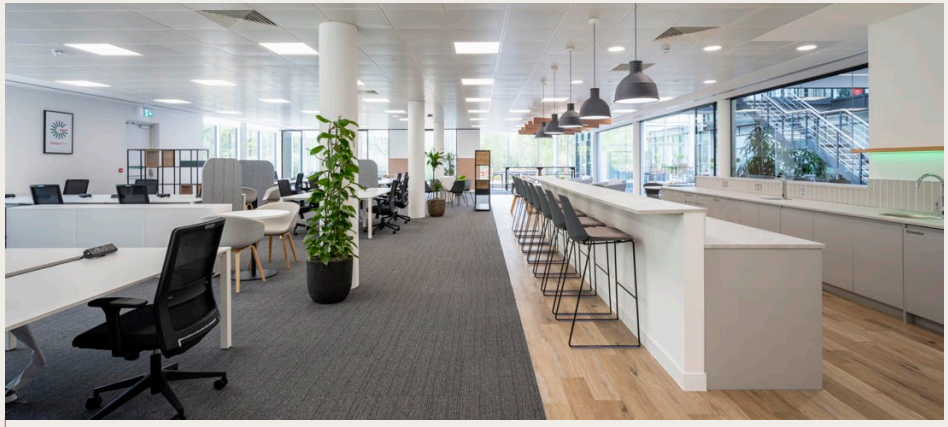
Specifications

- 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
- Two x 10 person lifts
- Imposing double height glass atrium
- 24 hour security on the Park
- BREEAM Very Good
- EPC B

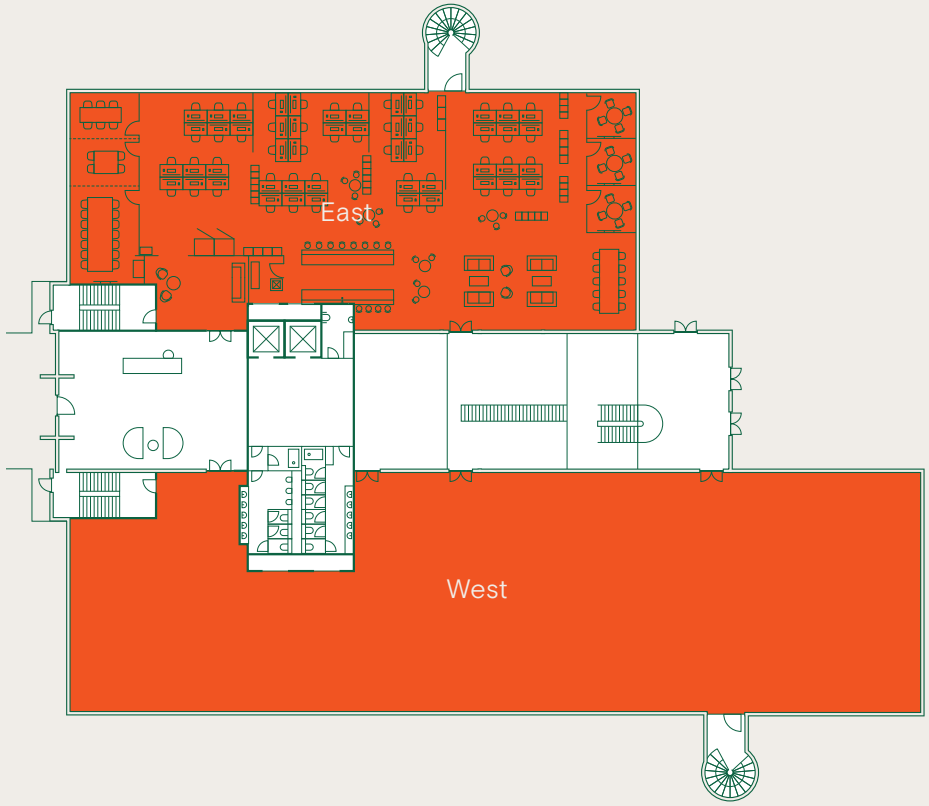
Current Occupiers: Kaseya, Extreme networks







GROUND FLOOR



Schedule of availability	Parking spaces	sq ft	sq m
Part Ground — East Wing ●	21	5,480	508
Part Ground — West Wing ●	32	8,040	747
Total	**53**	**13,520**	**1,255**

● denotes fitted accommodation. ● available Q4 2026.

Plan shows indicative furniture layout.

TESCO
Green Park Village Primary Academy
green park village
Green Park Station
ESQUIRES THE ORGANIC COFFEE CO.
Flagstaff Road
Footpath
Longwater Avenue
100 Longwater Avenue
Conference Centre
BYTE CAFÉ
VALET
200 Longwater Avenue
250 Longwater Avenue
300 Longwater Avenue
350 Longwater Avenue
400 Longwater Avenue
450 Longwater Avenue
STREET FOOD
100 Brook Drive
NAIL TECHNICIAN
FIT FOR WORK MASSAGE
BARBER SHOP
PERK CAFÉ
200 Brook Drive
250 Brook Drive
300 Brook Drive
350 Brook Drive
400 Brook Drive
450 Brook Drive
Brook Drive
500 Brook Drive
550 South Oak Way
500 South Oak Way
250 South Oak Way
South Oak Way
400 South Oak Way
450 South Oak Way
300 South Oak Way
A33
Towards Reading
North Entrance
Reading Gate Retail Park
COSTA COFFEE
KFC
VOCO AN IHG HOTEL
South Entrance
SELECT CAR LEASING Stadium
Towards London
A33
COSTCO WHOLESALE
Towards Bristol
M4
Lime Square Amenity Hub
THE STREET BAKESHOP
the switch
Street FOOD
Nuffield Health
Olive Tree Dental
Optimal Align
Green Park Day Nursery and Preschool
MULTIPURPOSE SPORTS COURT
Towards London
M4
Green Park wind turbine providing power to over 1,000 homes

GreenPark

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August 2026. Reference 2603021.

GreenPark