250 LONGWATER AVENUE

5,480—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.

Summary specification

Four pipe fan coil air conditioning	Floor-to-ceiling: 2.8m	Full access raised floor: 150mm	Showers and bike racks
Triple height atrium	Suspended ceiling	2 x 10 person passenger lifts	LG7 lighting
On-site car parking	24 hour Park security	BREEAM Very Good	Targeting EPC rating B

250 Longwater Avenue occupiers include

Kaseya	Extreme networks

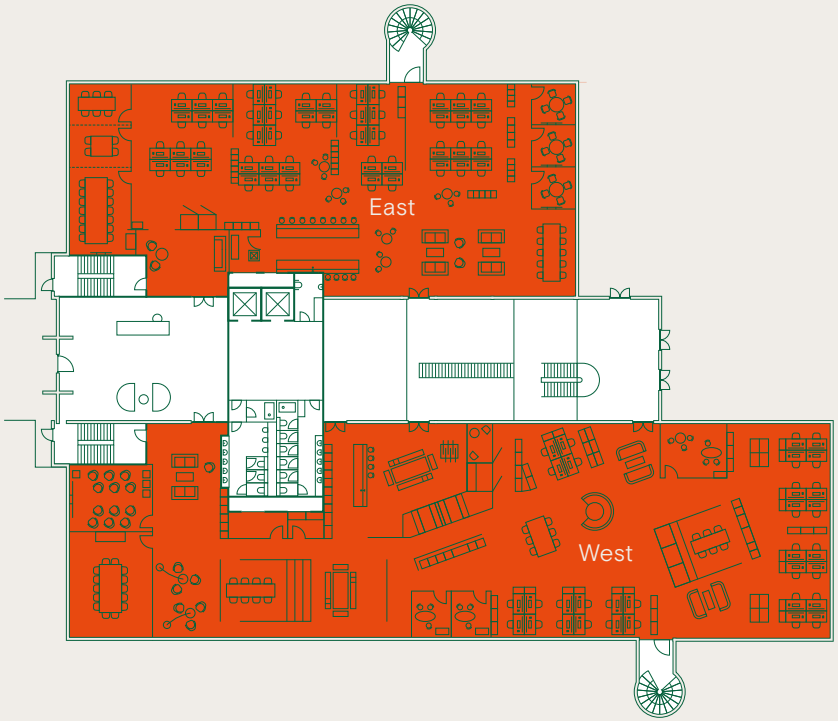
AVAILABILITY

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**

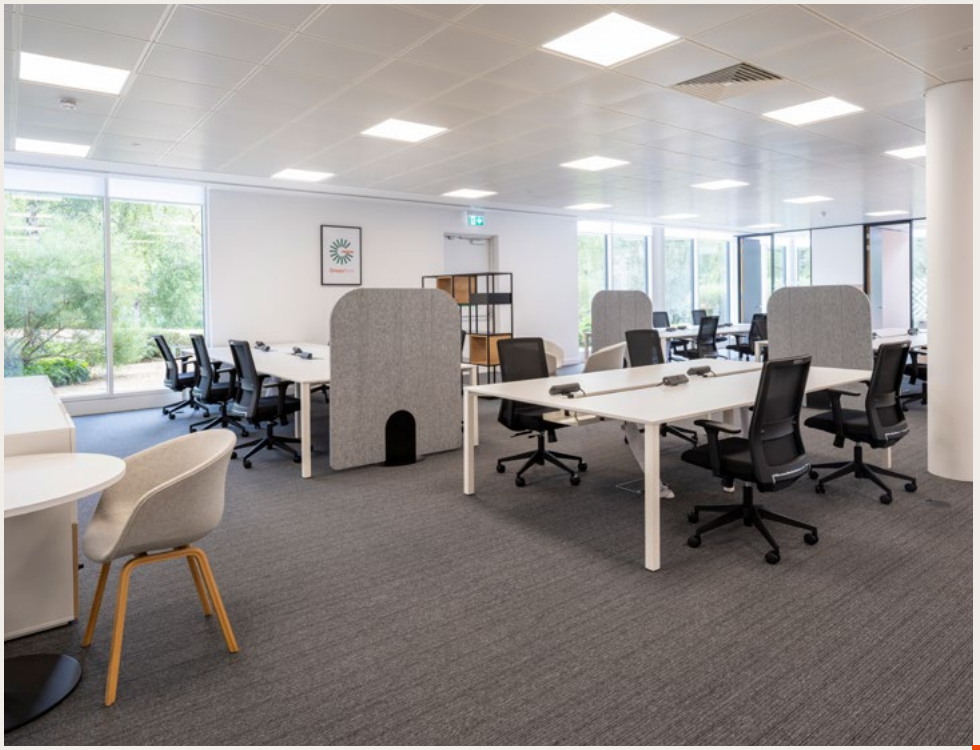
● denotes fitted accommodation. ● available Q4 2026.

GROUND FLOOR

East Wing, West Wing



Plan shows indicative furniture layout.

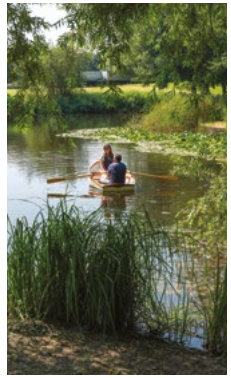


TOGETHER WE CAN BE EXTRAORDINARY

We believe people thrive in exceptional environments. So in everything we do, we strive to make Green Park an inspiring, enjoyable and convenient place for people to work, rest and play.

Welcome to Green Park...

- 195 Landscaped acres
- 9,000 people
- 50+ companies
- Established community
- 600+ yearly events
- Wealth of amenities
- Leading ESG credentials

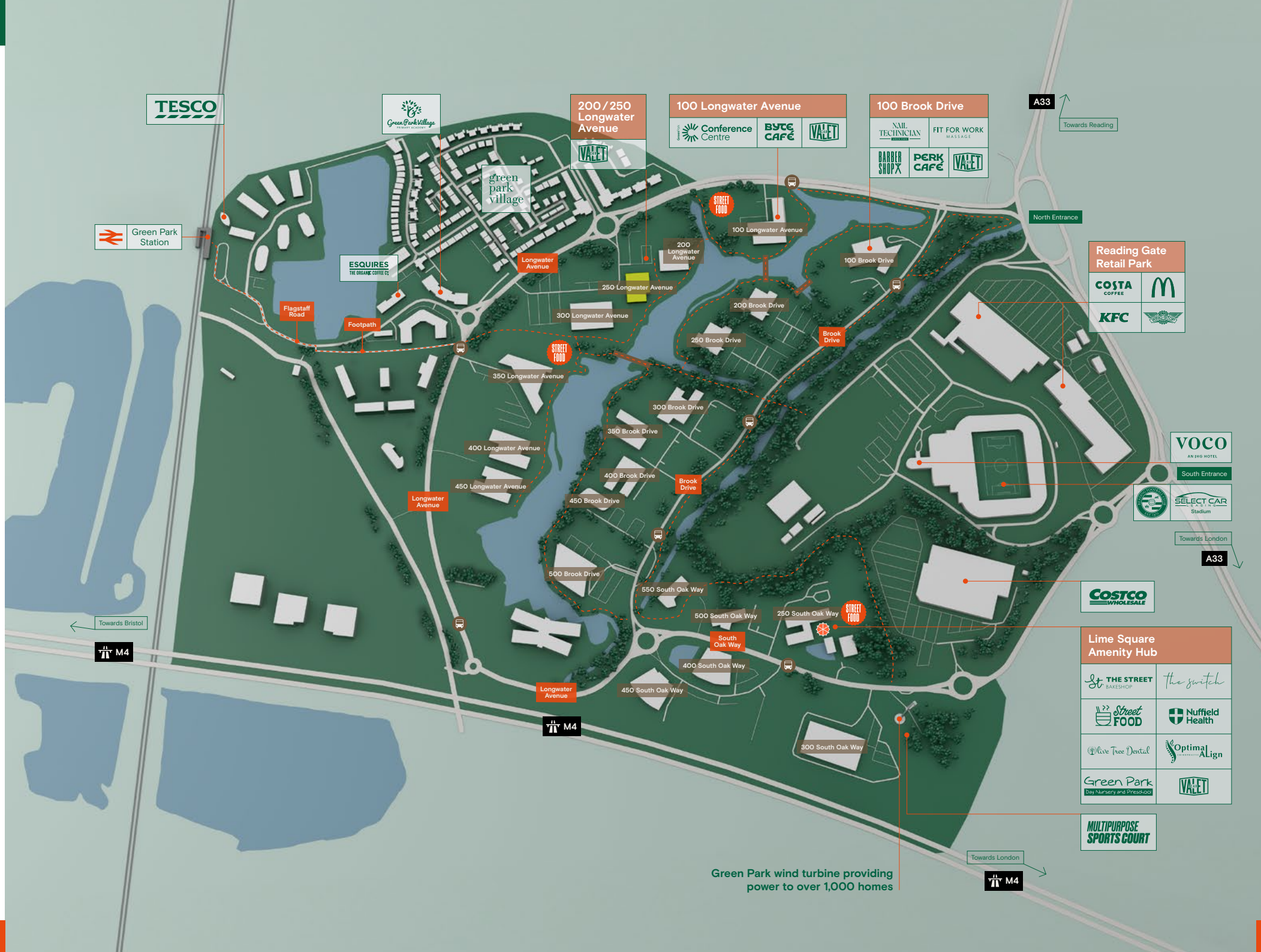


EVERYTHING YOU NEED

At Green Park we have everything you need... and more.

From pizza to personal trainers, coffee to conferences and shopping to seminars, you'll find it all here, all set within a beautiful, landscaped setting surrounded by water.

THE BARBER SHOP	THE BYTE CAFE	Conference Centre	COSTCO WHOLESALE	CYCLEWORKSHOP	ESQUIRES THE ORGANIC COFFEE CO
FIT FOR WORK MASSAGE	Green Park Day Nursery and Preschool	MULTIPURPOSE SPORTS COURT	Nuffield Health	Optimal Align	THE PERK CAFE
THE STREET BAKESHOP	Street FOOD	the switch	TESCO express	CAR VALET	VOCO AN IHG HOTEL


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

greenpark.co.uk

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What3Words ///sing.loud.type

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These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

September 2026. Reference 2603022.

GreenPark