



100

LONGWATER AVENUE

**TO LET**

6,524 sq ft Business Suite

100 Longwater Avenue, Green Park, Reading RG2 6GP



[100longwateravenue.co.uk](http://100longwateravenue.co.uk)

# 100

## LONGWATER AVENUE

### LOCATION

100 Longwater Avenue is located on Green Park Reading's premier business park.

Green Park is a 195-acre business park which is the home to a wide variety of tenants, ranging from start-ups to CGI, Bayer and Three.

The property is a four Storey Head Quarter style building with an impressive atrium and communal Café. Green park also benefits from 24-hour security.













## DESCRIPTION

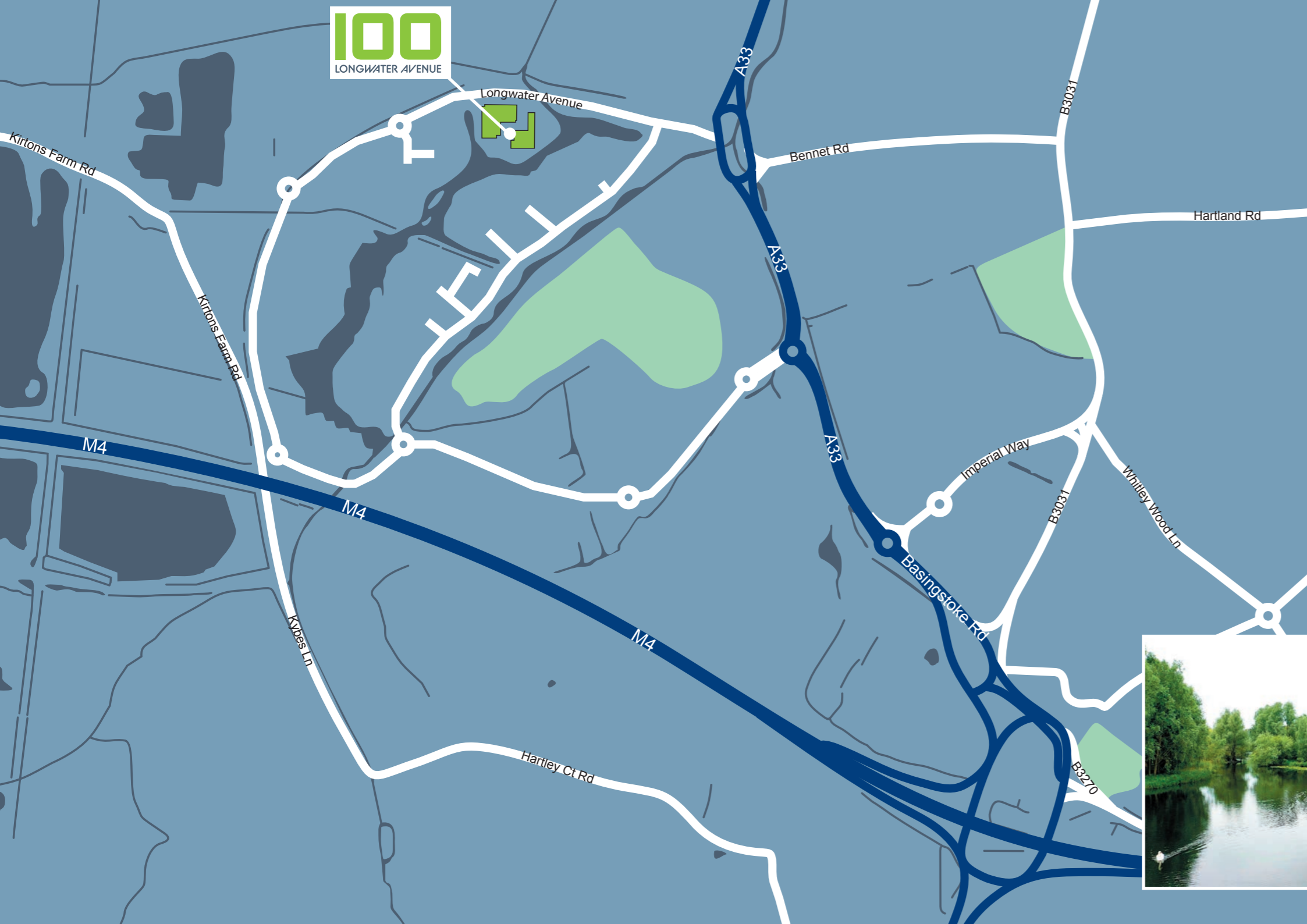
The space available is on the 2nd floor and has been fully fitted with meeting rooms, desks, break out space and a Kitchen.

- Fully Fitted
- Internal Reception Area
- Suspended Ceilings
- Fully Accessible Raised Floors
- Fitted floor ready for occupation with a number of meeting rooms and desks
- Air Conditioning
- 29 carparking spaces
- Showers and Bike Racks
- Meeting and Conference Facilities available on the Park
- On-site Business Lounge & Café



FLOOR	SQ FT	SQ M
2ND FLOOR SUITE	6,524	606
<b>TOTAL</b>	<b>6,524</b>	<b>606</b>

							
FULLY FITTED	INTERNAL RECEPTION AREA	AIR CONDITIONING	ON-SITE BUSINESS LOUNGE & CAFETERIA	SHOWER FACILITIES	29 CAR PARKING SPACES	BICYCLE RACKS	LANSCAPED GROUNDS



## COMMUNICATIONS

The park can be accessed by Junction 11 of the M4 which provides good transport links to London, Heathrow and Slough to the East and Newbury, Swindon and Bristol to the West.

Green park also benefits from a fast track bus service which links the Business Park to Reading Train station, these services run every 10 minutes with a journey time of 12 minutes. Reading train station provides quick access to London Paddington (25 minutes) with this station becoming more connected when Crossrail is introduced.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The Energy Performance certificate can be made available upon request.

## VAT

VAT if applicable will be charged at the standard rate.

## LEASE

Available via a sub-lease or assignment.

## TERMS

Available Upon Request.





**100**  
LONGWATER AVENUE

**AVISON  
YOUNG**

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