



100 LONGWATER AVENUE, GREEN PARK, READING

OFFICE TO LET

6,523 SQ FT (606.01 SQ M)



Summary

Fully fitted suite providing open plan office, meeting room, offices and kitchen breakout space.

Available Size	6,523 sq ft
Passing Rent	£215,259 per annum
Rates Payable	£12.78 per sq ft
Rateable Value	£162,855
Estate Charge	Upon Enquiry
EPC Rating	E (110)

- Fully fitted office suite
- 33 Desks, 3 meeting room, 4 offices , kitchen breakout space and comms room
- Manned reception
- Full access raised floors
- On-site parking
- Excellent onsite amenities including new cafe facilities and business lounge
- 24 hour security
- Available via sublease or assignment with lease expiry November 2024

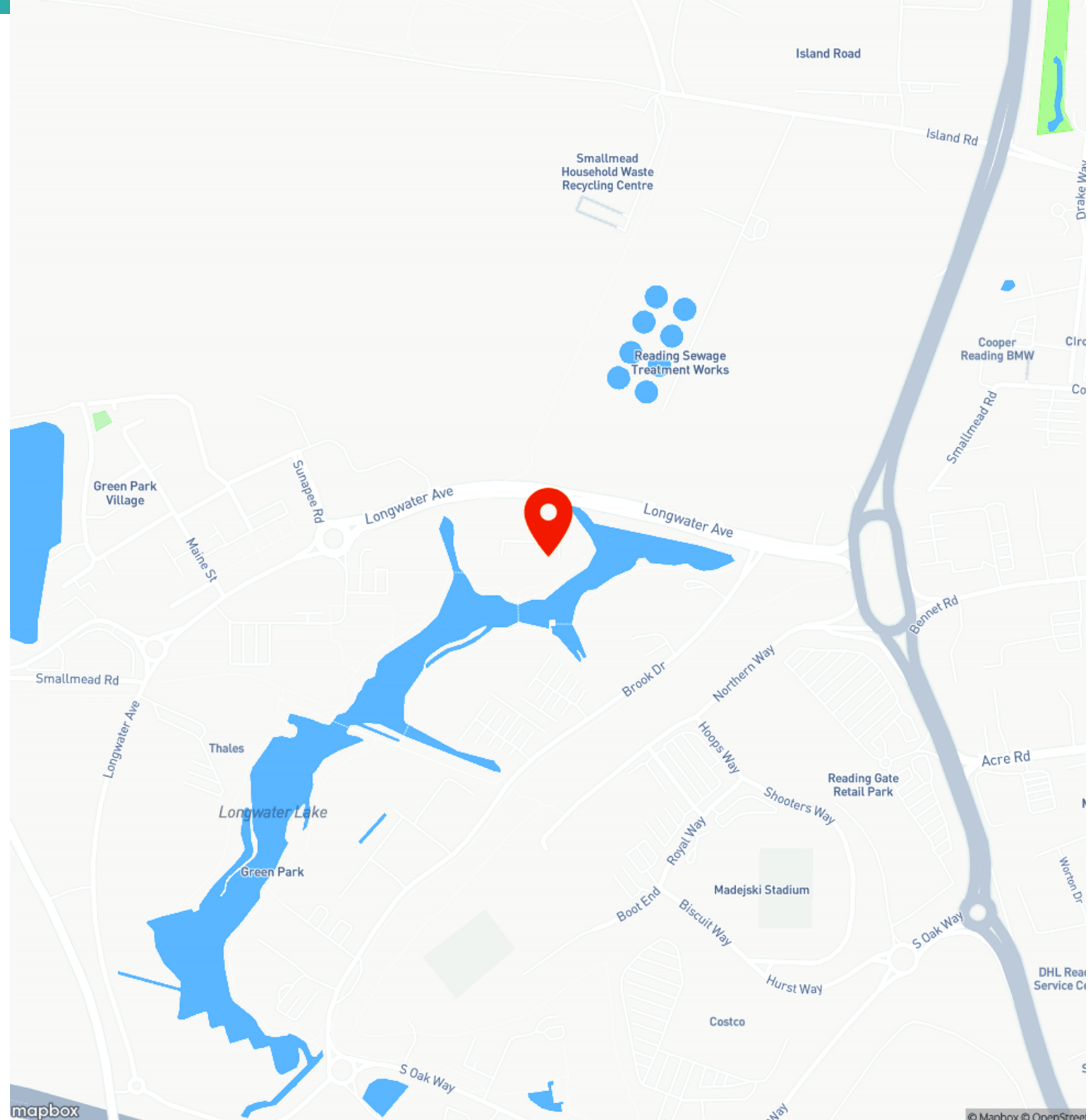


Location



**100 Longwater Avenue Green
Park, Reading, RG2 6GP**

100 Longwater Avenue is located close to the M4 and the A33 providing excellent links to Heathrow airport. Green Park is 8 minutes from Reading station, which provides high-speed rail services to central London, Oxford and Birmingham. Shuttle buses connect Green Park to Reading station and Reading town centre five days a week, with services every 10 minutes.





Fire exit

Further Details

Description

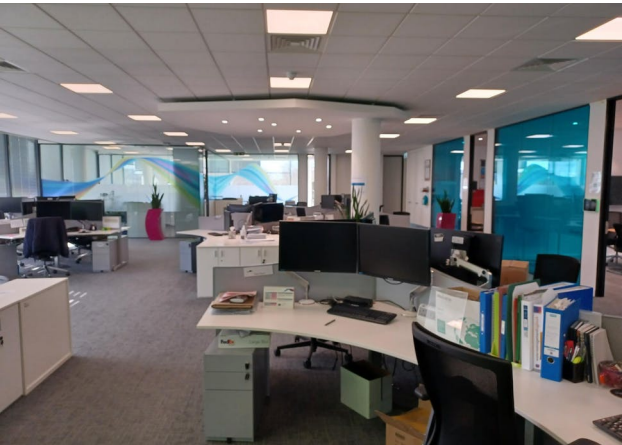
Situated in the heart of Green Park across 195 acres of parkland, 100 Longwater Avenue provides light and comfortable work space. The park offers a wide range of onsite amenities, security and open spaces for recreation.

The accommodation offers a range of specification throughout including air conditioning, raised access floors, metal tile suspended ceilings and access to the Green Park Conference Centre. The 2nd Floor South Wing is fully fitted and ready for immediate occupation.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd - South Wing	6,523	606.01	Available
Total	6,523	606.01	





Enquiries & Viewings



Andrew Baillie
abaillie@vailwilliams.com
07502 233 770



Guy Parkes
gparkes@vailwilliams.com
07788 188 874
020 3589 0050

