

# 100 LONGWATER AVENUE

954-2,560 SQ FT



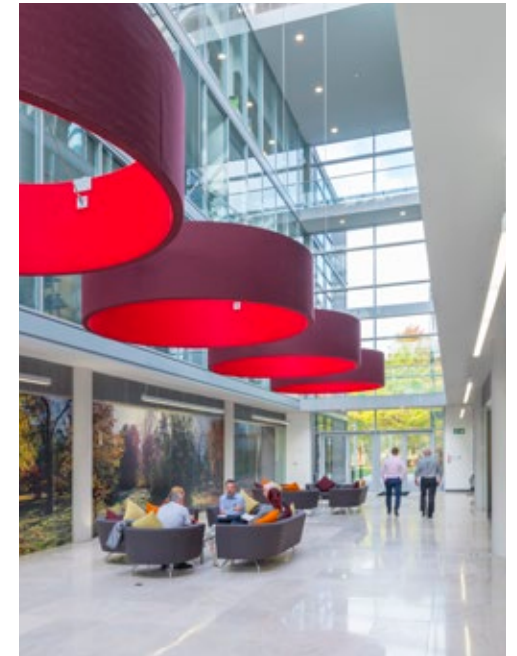
**GreenPark**   
a mapletree property



## 100 LONGWATER AVENUE

100 Longwater Avenue provides practical small-to-medium offices that offers business perks for any growing business.

The striking waterside building houses our Business Centre with world-class conference facilities. It has a manned reception and on-site security, Byte café, and showers for the cyclists on your team.



### SPECIFICATION INCLUDES

- Four pipe fan coil air conditioning
- Fully accessible raised floors (150mm void) with floor boxes and power
- Category 5 cabling installed
- Existing building telecom switchboard and infrastructure
- High bandwidth broadband available
- Showers and bike racks
- Manned reception
- Meeting and conference facilities at the Green Park Conference Centre
- The Hive business lounge
- On-site Byte café
- Wi-Fi enabled atrium
- 24 hour security on the Park
- EPC - E (110)

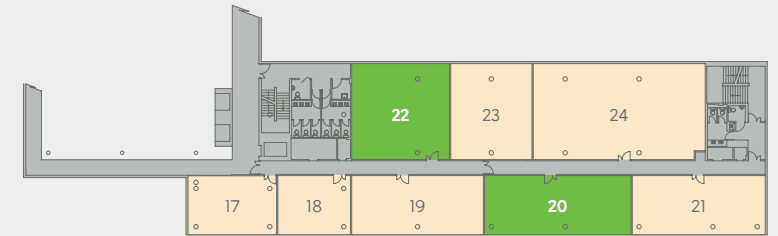


# AVAILABLE SPACE



Schedule of availability		sq ft	sq m	Parking
Third floor	Suite 20	992	92	4
	Suite 22	954	89	4
Second floor	Suite 12	995	92	4
First floor	Suite 1 & 2	2,560	238	10
<b>Total</b>		<b>5,501</b>	<b>511</b>	<b>22</b>

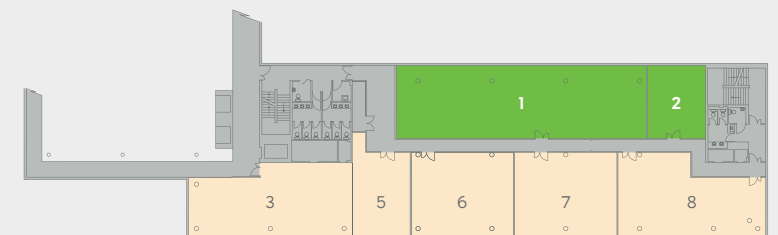
Second floor



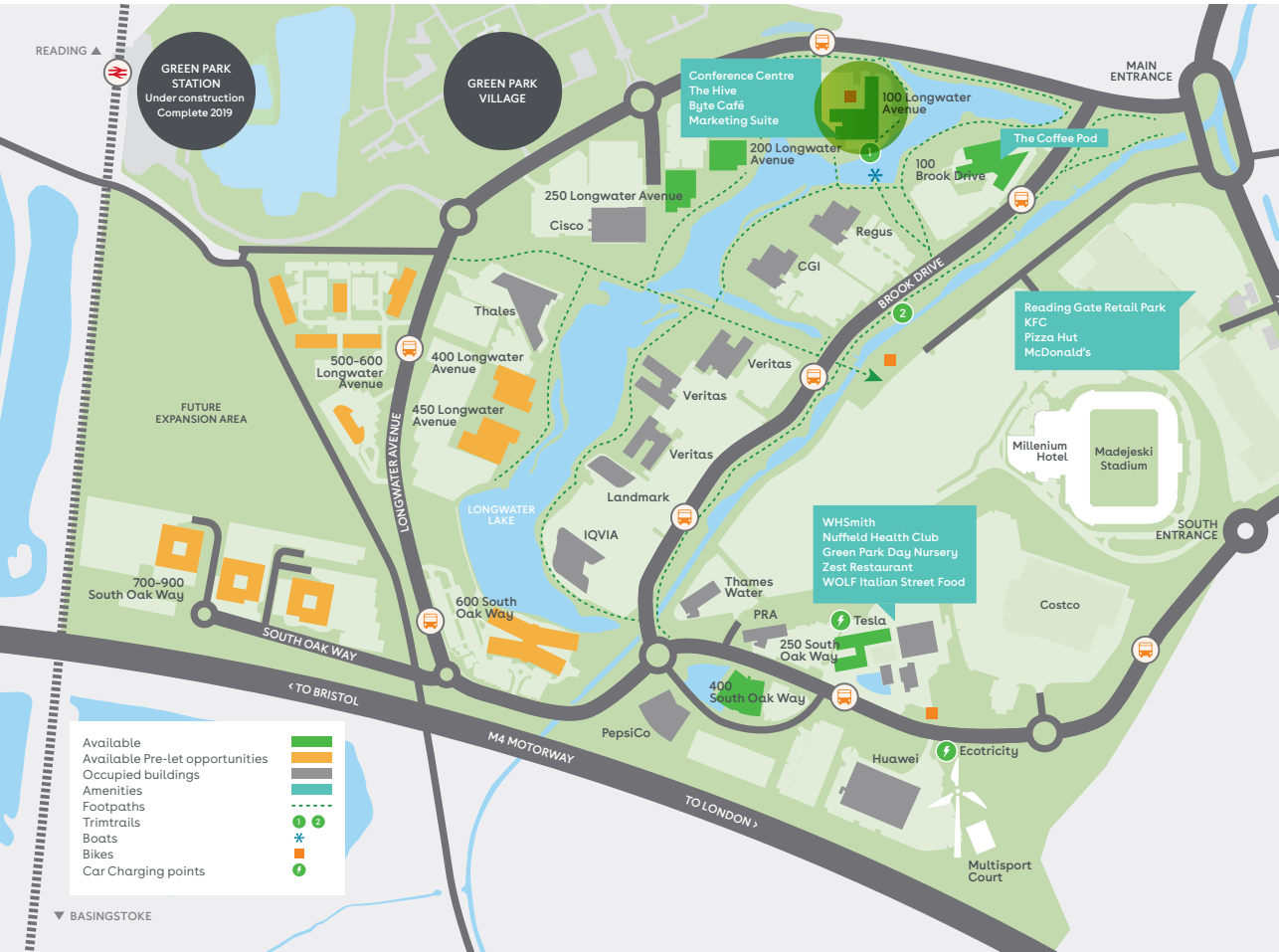
First floor



Ground floor



Office space to let  
 Let



- Available (Green bar)
- Available Pre-let opportunities (Orange bar)
- Occupied buildings (Grey bar)
- Amenities (Light blue bar)
- Footpaths (Dotted line)
- Trimtrails (1, 2)
- Boats (\*)
- Bikes (Bike icon)
- Car Charging points (Lightning bolt icon)

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