



To Let

A magnificent headquarters office building located in the heart of Green Park. The building provides highly flexible accommodation over four

- Security Accreditations - large parts of the building are List X
- In house restaurant/café
- Air conditioning
- LED lighting and suspended metal tile ceiling
- Impressive full height atrium reception
- Conference and presentation suite facilities
- Flexible lease terms available until June 2036
- car parking ratio 1:284 sq ft

jll.co.uk

350 Longwater Avenue

Reading, RG2 6GF

12,500 to 54,000 sq ft

1,161.29 to 5,016.76 sq m

Reference: #100157



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Summary

Available Size	12,500 to 54,000 sq ft / 1,161.29 to 5,016.76 sq m
Rent	£31.50 per sq ft
Estate Charge	£1.39 per sq ft
EPC	B (45)

Location

Green Park is located beside Junction 11 of the M4, allowing easy access to and from Heathrow and Central London. Junction 11 has undergone a major upgrade, which includes two new fourlane bridges over the M4. These works, have increased capacity and improved access to Green Park. Rail & bus links: A dedicated Fast Track bus service links Green Park with Reading station. Services run every 10 minutes at peak times, and also call at the Madejski Stadium's Park and Ride. Reading station connects directly to London Paddington up to twelve times per hour, with journey times from just 26 minutes.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd	26,947	2,503.46	Available
3rd	26,643	2,475.22	Under Offer
Total	53,590	4,978.68	

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