

# READING

100 Longwater Avenue,  
Green Park, RG2 6GP



## OFFICE TO LET

**6,523 SQ FT**

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

**Fully fitted suite providing open plan office, meeting room, offices and kitchen breakout space.** [vailwilliams.com](http://vailwilliams.com)



## Summary

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

## 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.

## Location

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.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - South Wing	6,523	606.01	Available
<b>Total</b>	<b>6,523</b>	<b>606.01</b>	



**Andrew Baillie**  
07502 233 770  
abaillie@vailwilliams.com



**Arabella Macrae**  
0118 909 7400  
07775 862 913  
amacrae@vailwilliams.com

**vailwilliams.com**

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 26/10/2023







