



Ground Floor (South Wing)

100 Longwater Avenue, Reading, RG2 6GP

**High quality fully fitted
office space**

6,265 sq ft
(582.04 sq m)

- Fully Fitted office suite
- Excellent car parking provision
- On-site café Business lounge and conferencing facilities
- 24 hour security
- Short drive from M4 Jct 11
- Hosted building reception / Concierge

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Summary

Available Size	6,265 sq ft
Rent	£37.50 per sq ft
Rates Payable	£19 per sq ft Approx.
Rateable Value	£218,000
Service Charge	£18 per sq ft Approx.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

100 Longwater Avenue is an impressive amenity-rich multi-let office building in the heart of Green Park with an excellent range of on-site amenities.

Within the building itself there is an in-house café, restaurant, business lounge and additional meeting/conference facilities, shower and end-of-journey facilities.

Externally there is a lakeside terrace, and plenty of parking available in the dedicated car park.

The available space provides fully fitted office space, offering a mix of open plan and collaborative workspace, including:

- Open plan office space (approx. 48 workstations, with additional flexible/collaborative working spaces)
- 3 x executive offices/ 2-4 person meeting rooms,
- 2 x quiet working/booth areas,
- 1 x 14-person large board room,
- 1 x 8-person meeting room
- Additional '12-person project table' area
- Separate printing/storage area, kitchen/tea point, and break-out areas

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - South Wing	6,265	582.04	Available
Total	6,265	582.04	

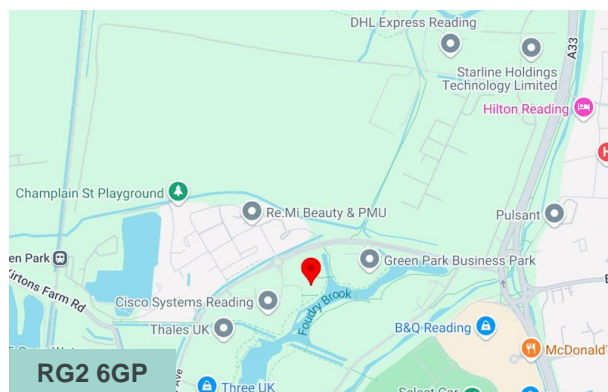
Terms

Available by way of an assignment of existing lease, or new sublease, for a term expiring in March 2028.

Alternatively, a new lease may also be available direct from the landlord, subject to a separate agreement.

Viewings

Strictly by prior arrangement with the sole agents. Please contact Hicks Baker on the details provided.



Viewing & Further Information



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