

Reading RG2 6GF

450 LONGWATER AVENUE

GREEN PARK

A 119,000 sq ft premium fitted
headquarters office building



WELCOME

FULLY CONNECTED PREMIUM SPACE

A stunning self-contained HQ building
with excellent sustainability credentials.

450
LONGWATER
AVENUE GREEN PARK

02



WORKSPACE

450
LONGWATER
AVENUE GREEN PARK

A warm welcome greets colleagues and guests with a striking double-height reception, filled with an abundance of natural light.



THAT WORKS



SPECIFICATION



A WORKPLACE THAT INSPIRES

The building offers 119,000 sq ft of high-quality fitted HQ office space. With three-metre floor-to-ceiling heights, the building provides a bright, spacious, and perfectly proportioned column free workplace.

With full height glazing, stunning views, and a contemporary high-quality fit-out, this workspace provides the perfect environment to attract and accommodate employees.

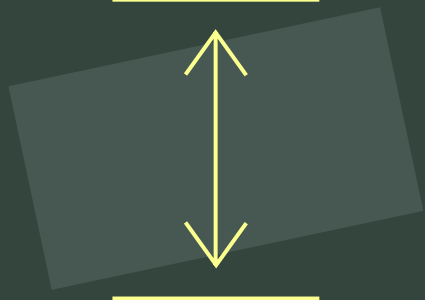
SPECIFICATION HIGHLIGHTS



EPC A



BREEAM
'Excellent'



3m floor-to-ceiling
height



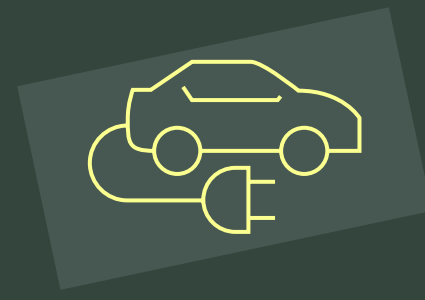
358 spaces
(1:333 sq ft ratio)



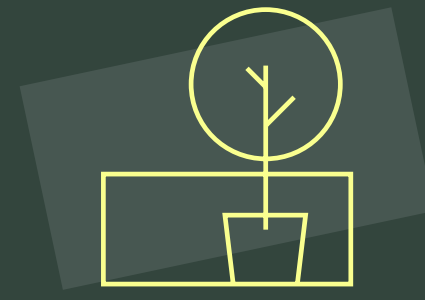
Back-up
generator



Showers and
bike racks



40 EV charging
spaces



Landscaped ground
floor terrace



WELL Certified
'Platinum'

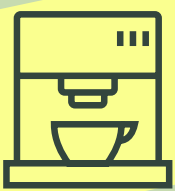
SPACE TO COLLABORATE



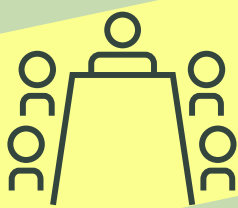
VERSATILE



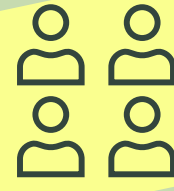
SPACES



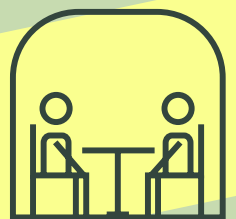
Kitchen/breakout spaces with ground floor restaurant amenity



Excellent meeting room provision



Occupancy 1:8



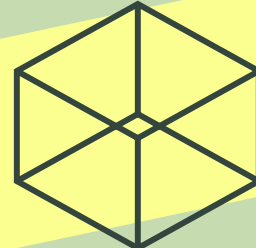
Quiet rooms



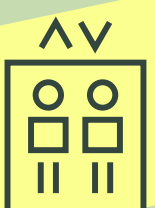
Double-height welcome/reception areas



Presentation/training spaces



Highly efficient column-free



4 passenger lifts



Yoga studio



Recording studio



High quality end-of-trip facilities



Executive drop-off

REFUEL AND RESET



THE BUILDING



Staff restaurant



On-floor kitchen facilities

High quality end-of-trip facilities



Lift lobby



PREMIUM

AMENITIES

ACCOMMODATION

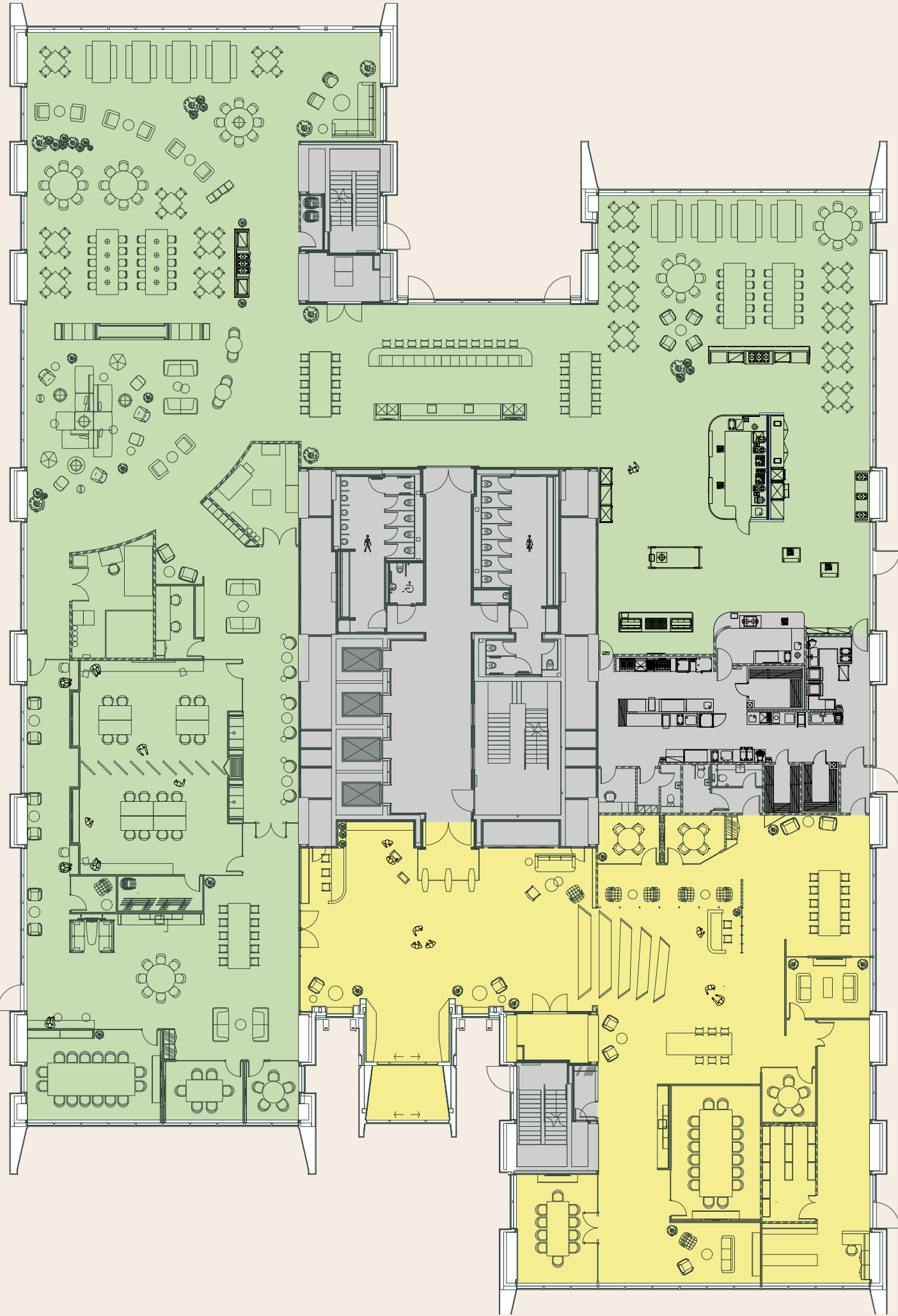
FLOOR	SQ FT	SQ M
FOURTH	24,009	2,230.5
THIRD	24,002	2,229.9
SECOND	23,950	2,225.0
FIRST	23,161	2,151.7
GROUND	22,184	2,061.0
RECEPTION	1,986	184.5
TOTAL ^{IPMS3}	119,292	11,082.6



EXISTING FIT-OUT

GROUND FLOOR

22,184 SQ FT



- KEY
- Office & staff restaurant
 - Reception & client area
 - Core

Longwater Avenue

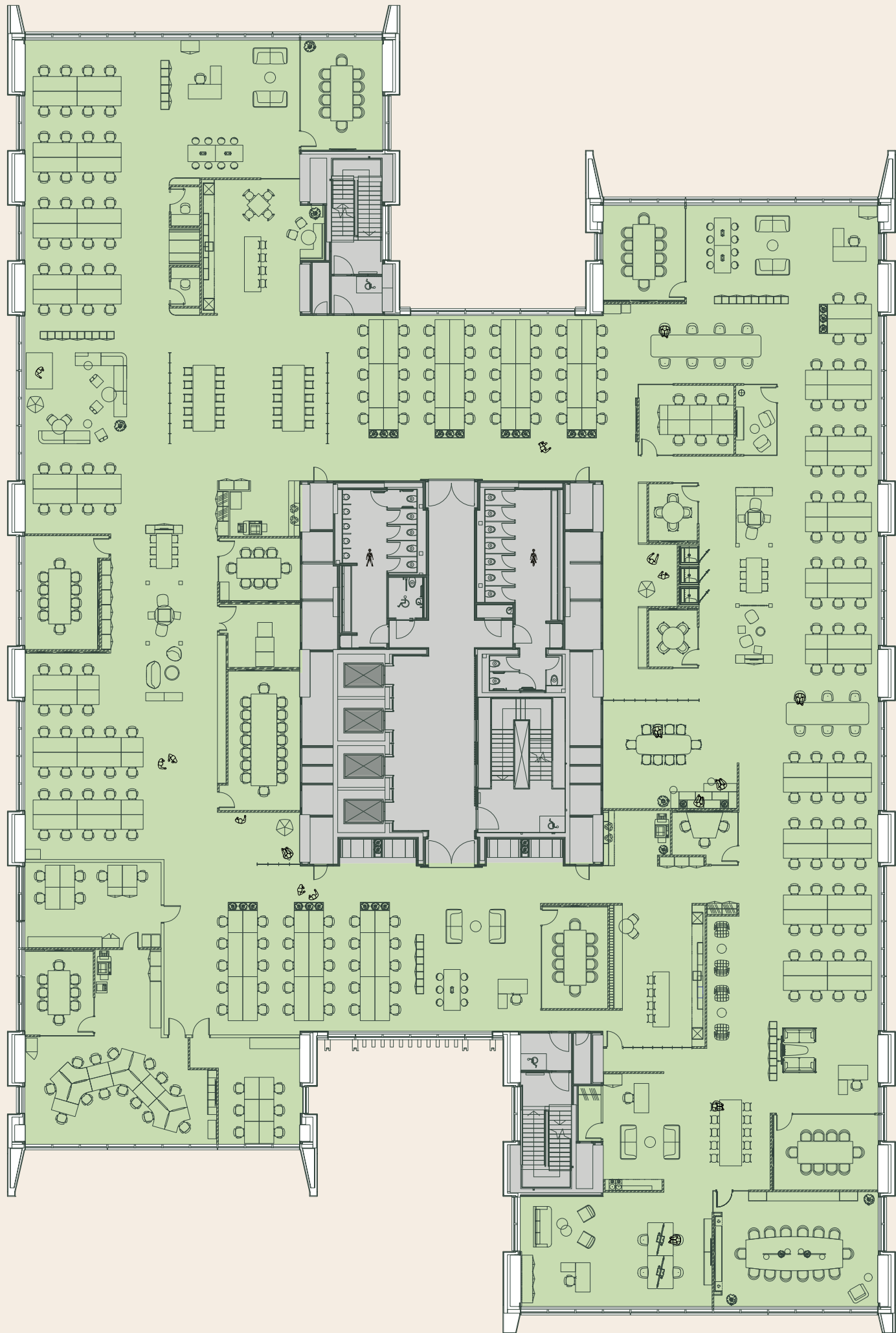
Floor plans not to scale. For indicative purposes only, furniture not included.

PLANS

EXISTING FIT-OUT

THIRD FLOOR

24,002 SQ FT

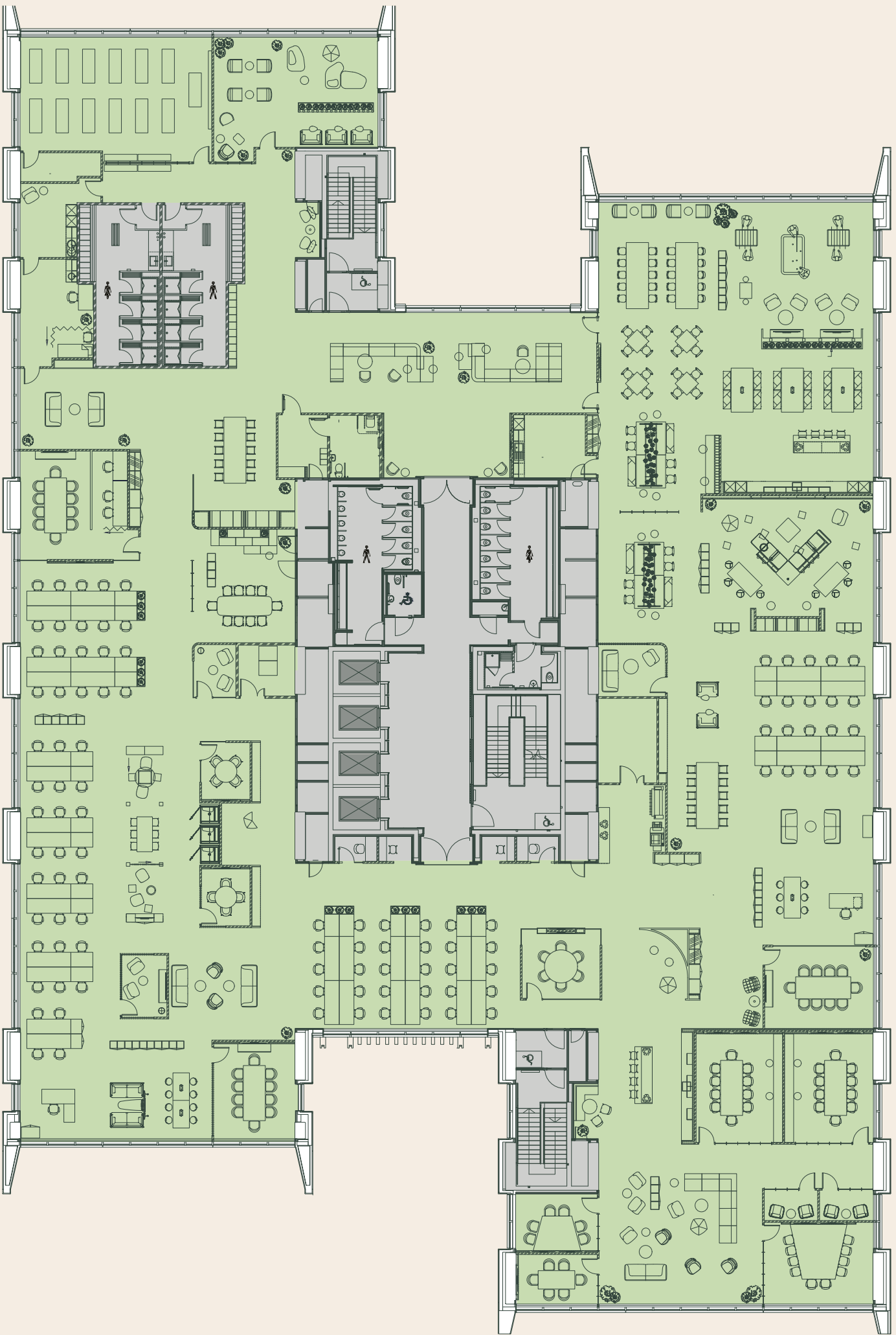


Longwater Avenue

EXISTING FIT-OUT

FOURTH FLOOR

24,009 SQ FT



Longwater Avenue

KEY

- Office
- Core

Floor plans not to scale. For indicative purposes only, furniture not included.

450 Longwater Avenue was among the first buildings in the park to achieve WELL Certified 'Platinum' through the International WELL Building Institute™.



FITNESS

Adults require at least 30 minutes per day of moderate intensity physical activity to remain healthy.

AIR

Good indoor air quality increases productivity by 8-11% and lowers short term sick leave by 35%.

NOURISHMENT

Greater fruit and veg intake boosts productivity and reduces odds of depression by 27%.

MIND

Bringing nature or views of nature into the workplace reduces stress and improves mood and concentration.

WATER

Being dehydrated by just 2% impairs performance in tasks that require attention and memory.

LIGHT

Modern workers spend on average 90% of their time indoors. Focused work increases by 15% with window views.

COMFORT

Physical and social environment contributes to 65% of the state of human health.

WELLNESS & WELLBEING

PARK

The Green Park team has created a comprehensive programme of social and sporting activities focused on building a strong, inclusive community. In a typical year, more than **600 events take place across the park**, offering plenty of opportunities for everyone to get involved.



Zumba Classes



Performances



Outdoor Cinema



Bee Keeping Courses



Street Food

HAPPENINGS



Water Boating



Green Park offers the perfect chance to pause and recharge during a busy day. With walking trails, picnic spots, and peaceful corners throughout the park, it's easy to find a moment of solitude among the surrounding flora and fauna.

SANCTUARY A GREEN



Outdoor Yoga



Biodiverse

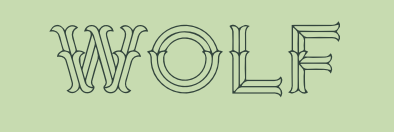
EVERYTHING



Green Park contains a vibrant mix of amenities, from Wolf Café serving up crowd favourites to street-food stalls offering global flavours, along with voco hotels providing contemporary city stays. Together, they create an area full of energy and choice for anyone passing through.



Nuffield Health



The Switch Restaurant



The Street Bakeshop

YOU NEED

LOCATION & AMENITIES

ON THE DOORSTEP

Green Park and the surrounding area offer occupiers a lively mix of amenities, whatever the time of day.

FOOD & DRINK

- 1 Perk Cafe
- 2 Byte Café
- 3 WOLF Italian Street Food
- 4 The Switch
- 5 The Street Bakeshop

FITNESS & HEALTH

- 1 Trim Trail
- 2 Multipurpose Sports Court
- 3 Rowing Boats
- 4 Nuffield Health
- 5 Optimal Align Chiropractors
- 6 Olive Tree Dental

TRANSPORT

- 1 Green Park Cycle Hire Scheme
- 2 Greenwave Buses
- 3 Ecotricity Car Charger
- 4 Tesla Super Chargers

RETAIL & F&B

- 1 The Green Park Day Nursery
- 2 Tesco
- 3 Costco Wholesale Supermarket
- 4 voco Reading by IHG
- 5 The Hilton Hotel

NATURE & LEISURE

- 1 Fishing at Green Park
- 2 Bee Keeping
- 3 Herb Gardens
- 4 Biodiversity Area
- 5 Bird Hide
- 6 Green Park Wind Turbine



TRANSPORT & CONNECTIONS

Within easy reach to the M4 Junction 11, and within walking distance of Reading Green Park station, getting around is easy, even if you're travelling by bike.

The park even has its own bus line, the Greenwave – the easiest way to get to and from Reading.

HEATHROW AIRPORT

30 mins drive via M4

GREENWAVE BUSES

Service every 12 mins

READING CENTRE

Approx. 10 mins via Greenwave

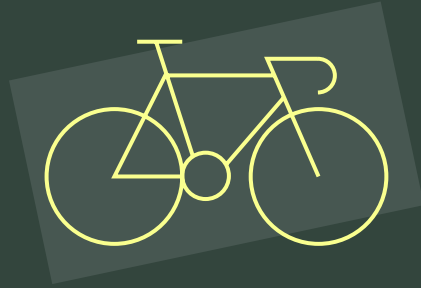
PADDINGTON STATION

25 mins from Reading station

LONDON WEST END

40 mins from Reading station

450
LONGWATER
AVENUE GREEN PARK



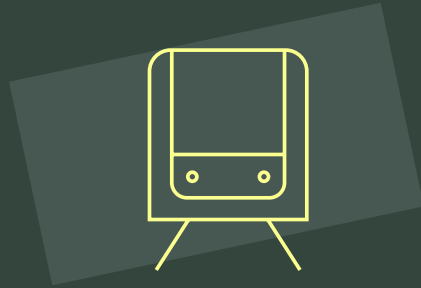
BY BIKE

Green Park has traffic free routes to Reading town centre, and is located on National Route number 23 – connecting to the network of cycle paths in and around Reading.



BY ROAD

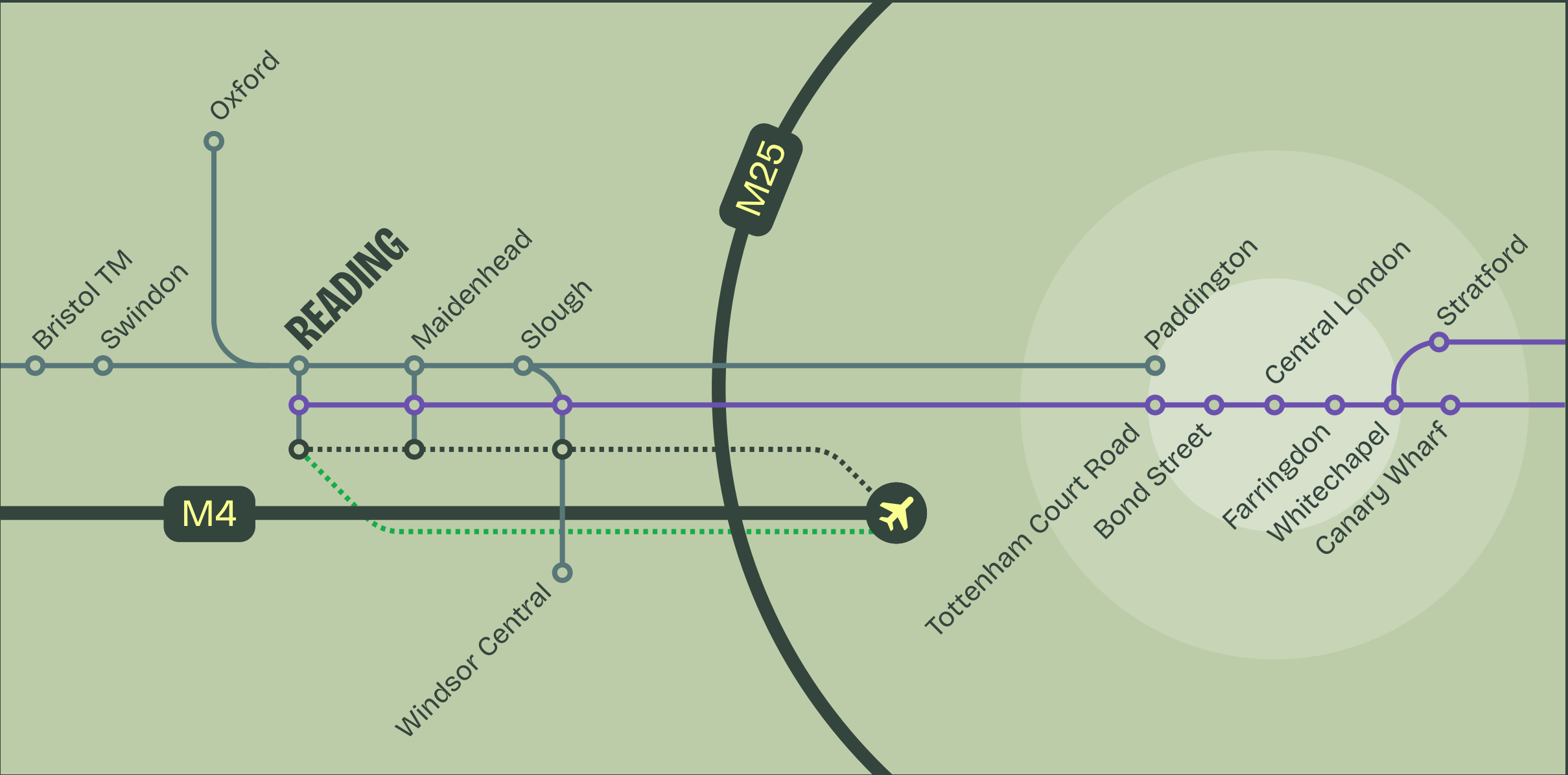
Green Park has direct access to the M4 at Junction 11, providing easy access to wider road network.



BY RAIL

Reading Green Park connects the park directly to Reading Station (National Rail network and the Elizabeth Line).

GREEN PARK CONNECTIVITY FROM READING MAINLINE STATION



Reading Green Park station (a 9 minute walk from 450 Longwater Avenue)

GET IN TOUCH FOR MORE INFO

Colliers

Willem Janssen

willem.janssen@colliers.com

07793 683 838

Conor Walmsley

conor.walmsley@colliers.com

07716 406 211

450GREENPARK.CO.UK

N.B. All furniture shown in images is not included.

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**450
LONGWATER
AVENUE** GREEN PARK

