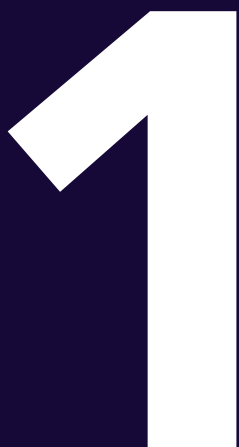


BUILDING



**Up to 31,901 sq ft of quality, amenity
rich, flexible office space available**

AVAILABLE Q2 2023



CGI of indicative scheme

BUILDING 1

Building 1, Meadows Business Park, is an HQ office building due to undergo a comprehensive refurbishment to provide 31,901 sq ft of high quality Grade A accommodation over three floors.

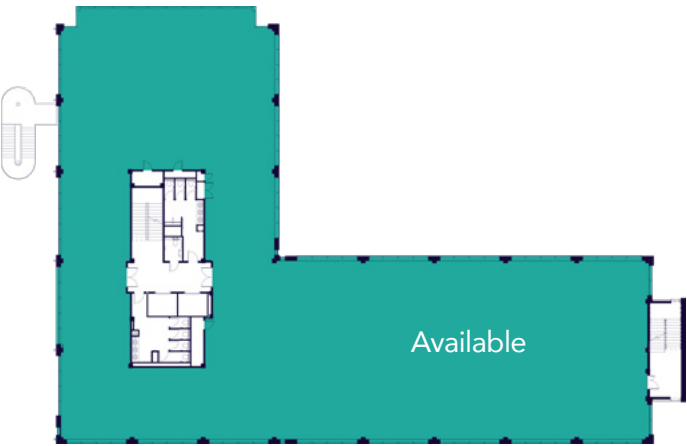
Surrounded by new landscaping, the new double height entrance will lead to the extended reception and co-working area. The office accommodation will benefit from excellent natural light with floor to ceiling glazing.

DESIGNED FOR THE MODERN OCCUPIER

Building 1 is a sustainability
focused all electric building
targeting EPC A and
BREEAM Excellent.



FLOOR PLANS



Second Floor

Demise	Area (sq ft)
Second Floor	10,847
First Floor	10,785
Ground Floor	10,269
Total	31,901

Third Floor (storage) 2,932



Ground Floor



First Floor



BUILDING SPECIFICATION



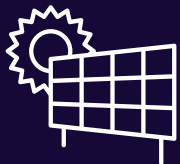
Redesigned reception



New onsite Cafe



Four pipe fan coil air conditioning



PV panels



New cycle facilities



PIR sensor LED lighting



TBC floor to ceiling height



3 x passenger lifts



Refurbished male/female WCs



New shower facilities



Car parking ratio 1:250 sq ft



Targeting EPC A



Full access raised floor



Suspended ceilings

BREEAM®

Targeting BREEAM excellent

FACILITIES & AMENITIES

NEW CAFÉ

Located on the ground floor of Building 2, the new cafe creates a vibrant environment right at the heart of the campus and provide occupiers with a great place to meet.



Organic & responsibly sourced produce

Bookable for client events and company functions

External seating overlooking the new landscaping



LIFESTYLE

- New pedestrianised square with pergola and external seating area
- Wildlife friendly landscaping incorporating informal meeting and event spaces





A BEAUTIFUL SETTING

Meadows aims to remove the age-old ways of the dull, lifeless business park by playing host to businesses that want to encourage their employees to “bring life to work”.

Escape into the 100 acre Shepherds Meadow

Get out in to the fresh air and take a stroll through the meadows along the hoggin paths, or if you’re feeling more energetic challenge yourself with a daily run.

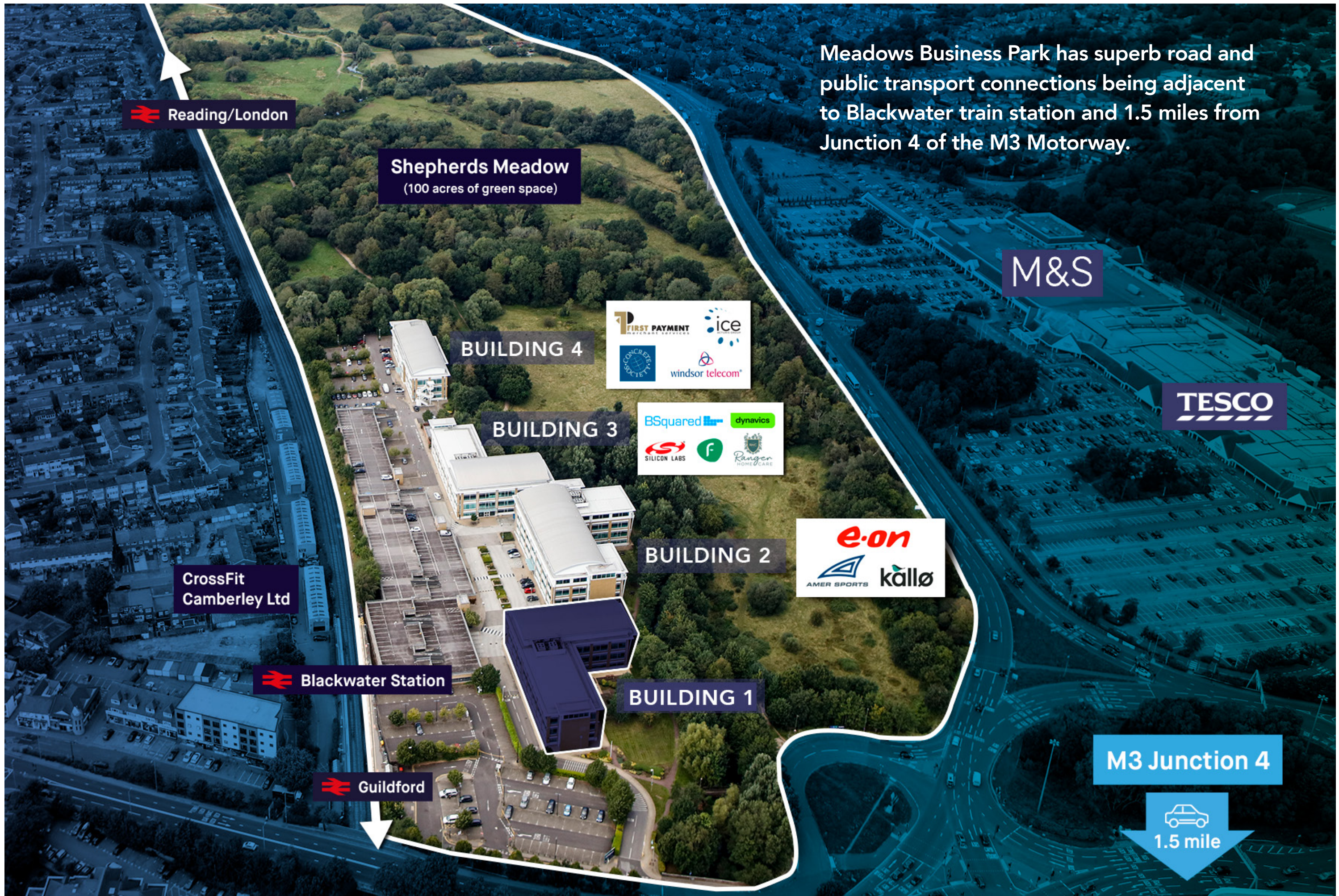
Pop up shops and street food markets

Expect a variety of different cuisines to tempt you and fresh produce from local growers for you to sample.

Local community engagement

Working with the local community and helping those around us is at the heart of Meadows philosophy. Enjoy a mix of workshops and on-site activities.





Meadows Business Park has superb road and public transport connections being adjacent to Blackwater train station and 1.5 miles from Junction 4 of the M3 Motorway.

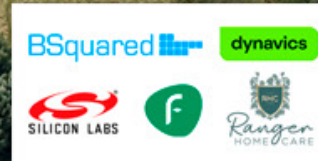
Reading/London

Shepherds Meadow
(100 acres of green space)

BUILDING 4



BUILDING 3



BUILDING 2



BUILDING 1

CrossFit
Camberley Ltd

Blackwater Station

Guildford

M&S

TESCO

M3 Junction 4



FIND US

SAT NAV: GU17 9AB



Meadows Business Park is a leading Black Water Valley business location, situated just on the edge of Camberley town centre, found 1.5 miles to the east.

With The Meadows Centre (M&S and Tesco Extra) situated adjacent to the Park and over 150 shops and restaurants



Airports

London Heathrow	15 miles
London Gatwick	44 miles
London Luton	51 miles

found within the local area, Meadows Business Park enjoys access to a wide variety of retail, F&B and leisure amenities.

Junction 10 of the M3 Motorway, 1.5 miles to the south and accessed via the A331, provides quick and direct access to West London



Road

M3 Junction 4	1.5 miles
M4 Junction 10	5 miles
M3 Junction 3	6 miles
Maidenhead	9 miles
Reading	10 miles
Slough	12 miles
Central London	32 miles

to the east, Southampton to the west and the wider national motorway network.

The adjoining Blackwater Station is on the Reading to Gatwick line. Heathrow is just 15 miles to the east and Gatwick and Southampton airports are also easily accessible.



Train

Wokingham	6 mins
Winnersh	10 mins
Reading	19 mins
Feltham (For Heathrow)	33 mins
Clapham Junction	51 mins
Paddington (via Reading)	54 mins
Waterloo	62 mins



BUILDING

1



Jeremy Metcalfe
+44 7587 039562
jeremy.metcalfe@hollishockley.co.uk

Alice Hilliard
+44 7557 280885
alice.hilliard@hollishockley.co.uk



Henry Harrison
+44 7785 222430
henry.harrison@cushwake.com

James Goodwin
+44 7717 652803
james.goodwin@cushwake.com

Cameron Lineen
+44 7827 661335
cameron.lineen@cushwake.com

meadowsbusinesspark.com

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