

BUILDING

2



Up to 29,973 sq ft of quality, amenity rich, flexible office space available

AVAILABLE NOW



BUILDING
2

Situated right at the heart of Meadows Business Park, Building 2 can provide 7,321 - 29,973 sq ft of quality, amenity rich, flexible office space.

Surrounded by our newly planted wildlife friendly landscaping, the building has received considerable investment and now boasts a new contemporary reception, high finishes male/female WCs, refurbished Grade A office space and an all-day cafe.

FACILITIES & AMENITIES

NEW CAFÉ

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



Organic & responsibly sourced produce

Bookable for client events and company functions

External seating overlooking the new landscaping

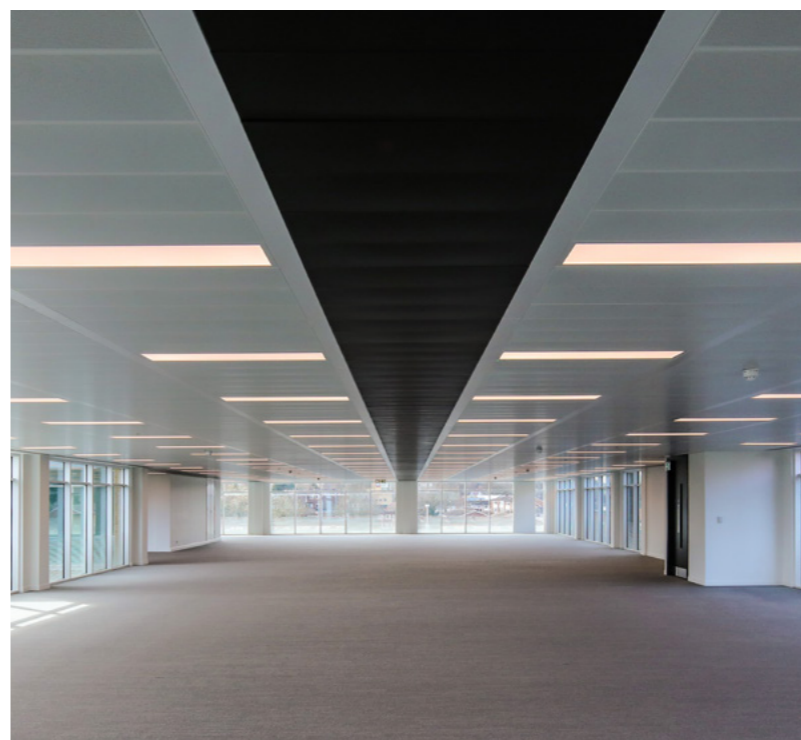


LIFESTYLE

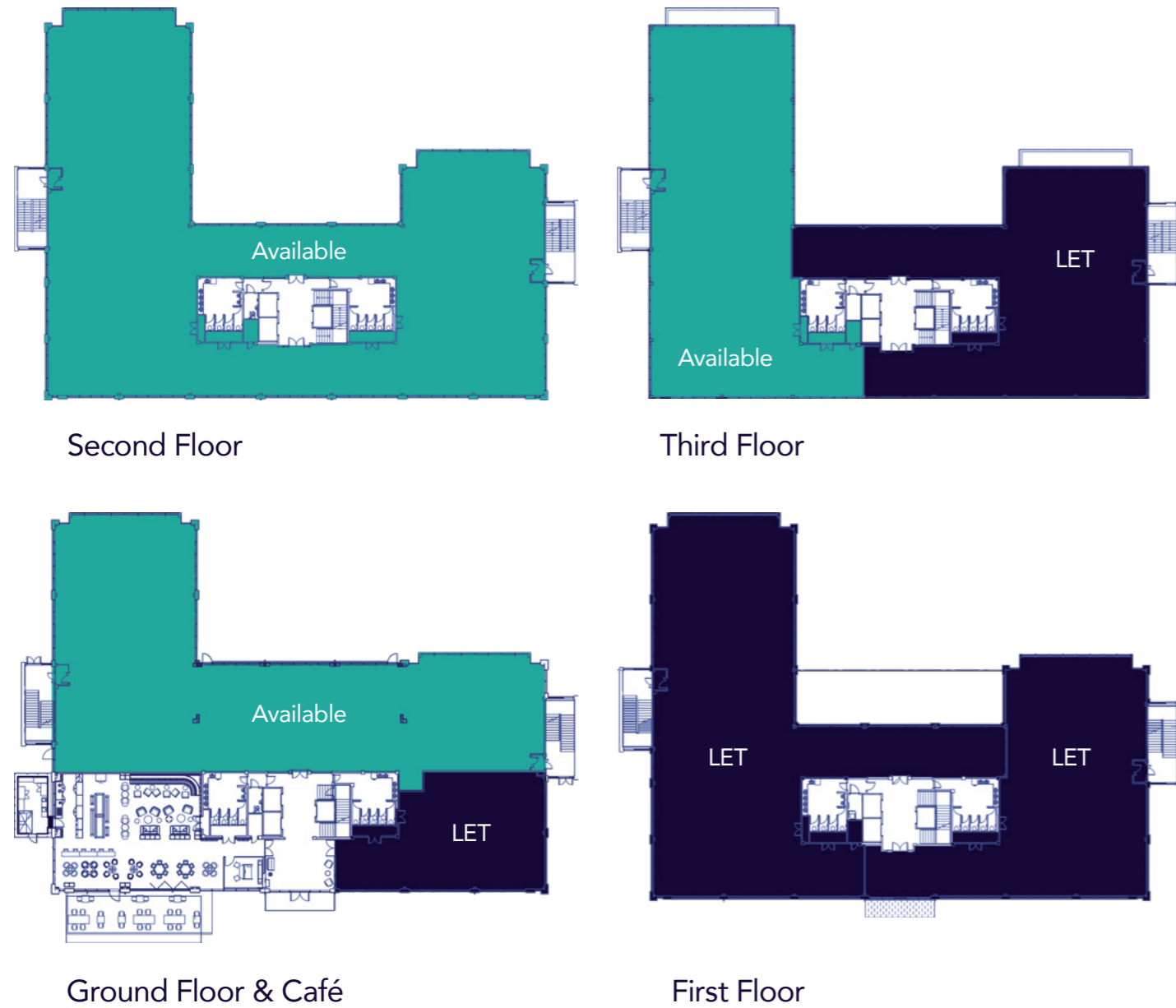
- New pedestrianised square with pergola and external seating area
- Wildlife friendly landscaping incorporating informal meeting and event spaces



DESIGNED FOR THE MODERN OCCUPIER

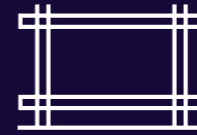


FLOOR PLANS



Demise	Area (sq ft)	Area (sq m)
Part Third Floor	7,321	680
Second Floor	13,288	1,234
Part Ground Floor	9,364	870
Total	29,973	322,63

BUILDING SPECIFICATION



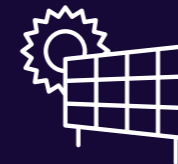
Newly extended double height reception



New onsite café on the ground floor



Four pipe fan coil air conditioning



PV panels (coming soon)



New cycle facilities



22 x EV charging points available



Floor to ceiling glazing



3 x passenger lifts



Refurbished male/female WCs



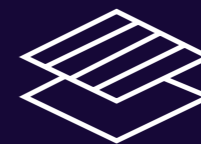
New shower facilities



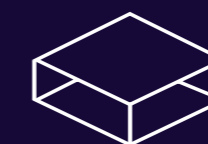
Car parking ratio 1:250 sq ft



EPC B



Full access raised floor



Suspended ceilings



New PIR sensor LED lighting



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

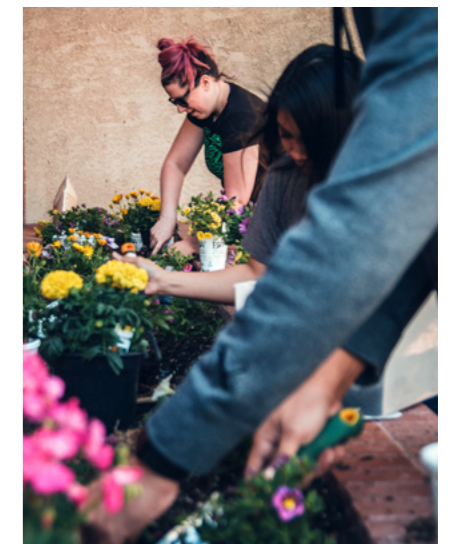
Get out into the fresh air and take a stroll through the meadows along the hoggin paths, or if you’re feeling more energetic challenge yourself with a daily run.

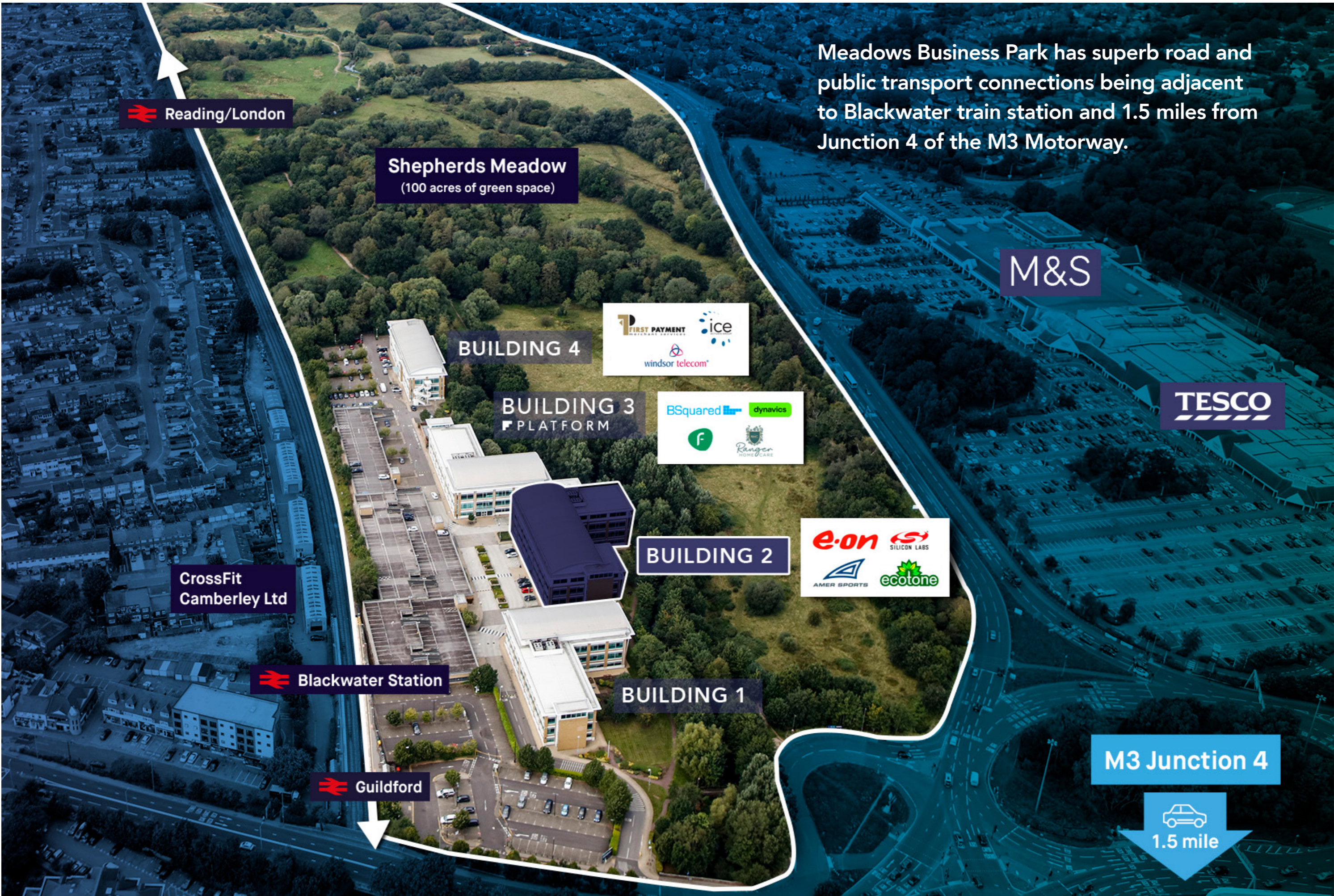
Pop up shops and street food markets

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)

M&S

BUILDING 4

Logos for FIRST PAYMENT, ice, windsor telecom, and another logo.

BUILDING 3
PLATFORM

Logos for BSquared, dynamics, f, and Ranger HOME CARE.

TESCO

CrossFit
Camberley Ltd

BUILDING 2

Logos for e-on, SILICON LABS, AMER SPORTS, and ecotone.

Blackwater Station

BUILDING 1

Guildford

M3 Junction 4

Icon of a car and text '1.5 mile' with a downward arrow.

FIND US

SAT NAV: GU17 9AB



Meadows Business Park is a leading Blackwater 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

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

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.



Airports

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



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



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

2



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

Business name and their clients are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cushman & Wakefield and Hollis Hockley have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. May 2023.