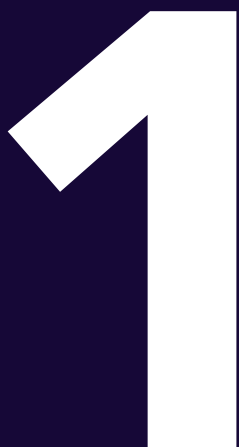


BUILDING



**Up to 35,823 sq ft newly refurbished,
all electric office space**



BUILDING

1

Building 1, Meadows Business Park, is an HQ office building which has undergone an extensive refurbishment to provide high quality, all electric, Grade A accommodation over three floors.

- Vibrant business park packed with amenity
- High quality comprehensively refurbished HQ building with excellent sustainability credentials
- All electric, low carbon, EPC A

DESIGNED FOR THE MODERN OCCUPIER

Building 1 is a sustainability focussed all electric building powered by 100% renewable energy and benefits from EPC A and BREEAM Excellent accreditations.



All Electric



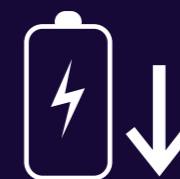
New PV panels



EPC A

BREEAM®

BREEAM 'Excellent'



Reduction in energy usage of 45%



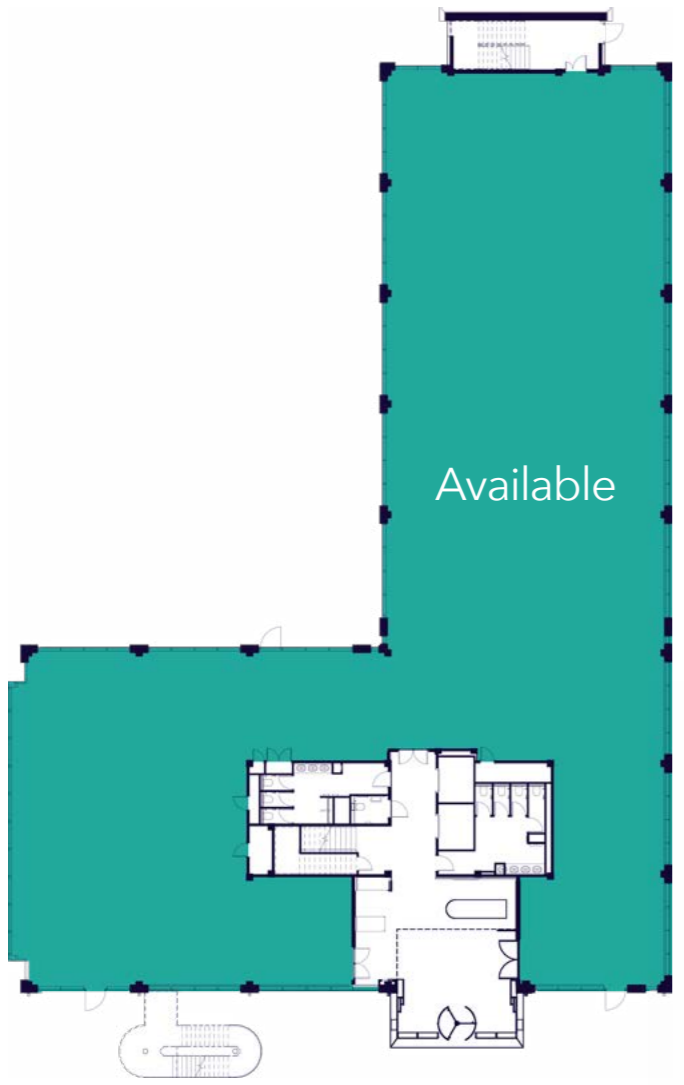
Co2 emissions reduced by 28%



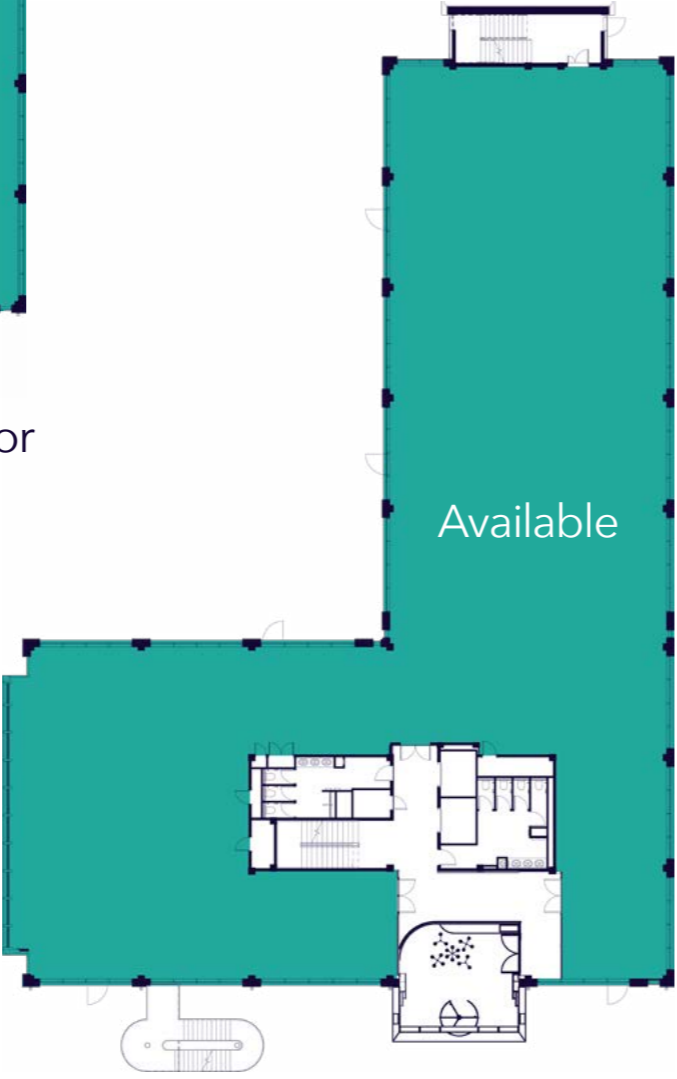
256 equivalent trees planted

FLOOR PLANS

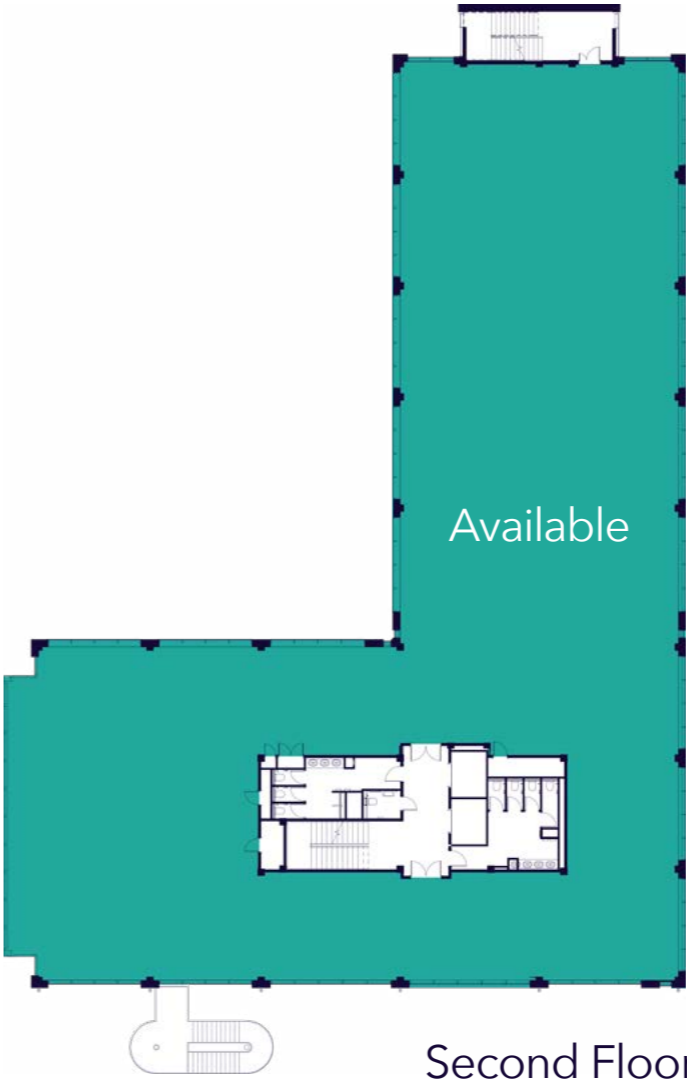
Demise	Area (sq ft)
Third Floor	2,932
Second Floor	10,847
First Floor	10,785
Ground Floor	10,269
Reception	990
Total	35,823



Ground Floor



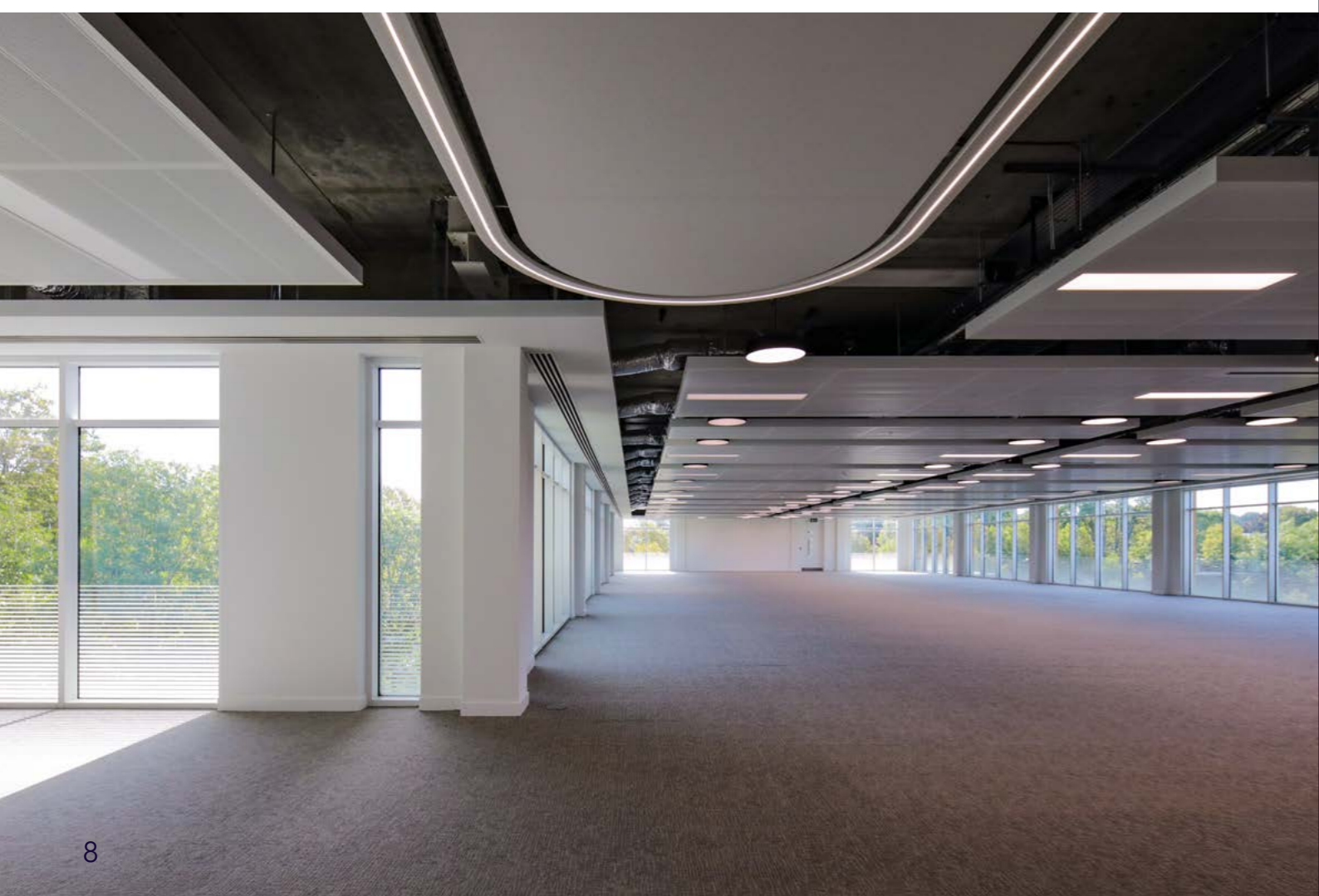
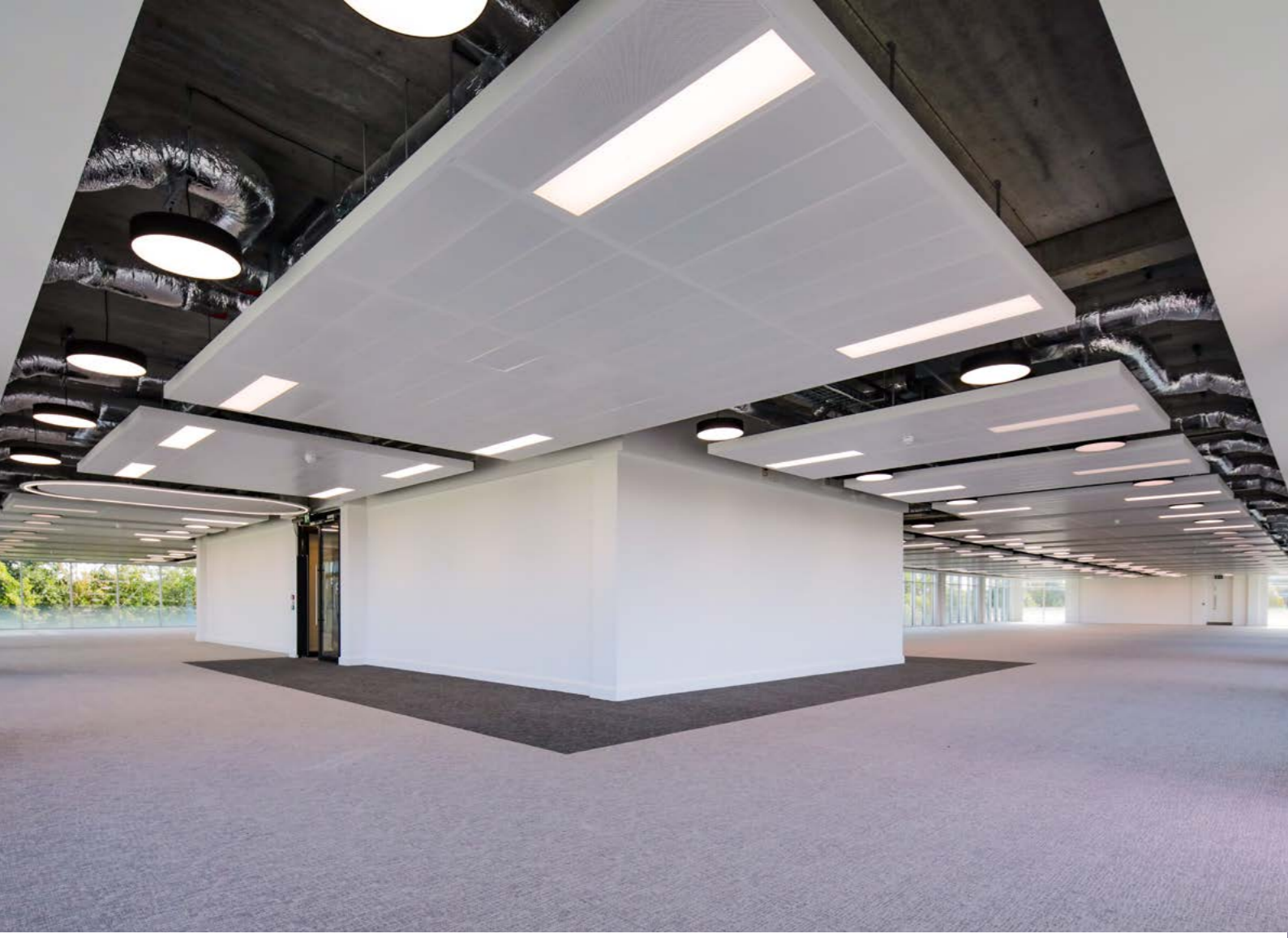
First Floor



Second Floor



Third Floor



SPECIFICATION



Newly extended double height reception



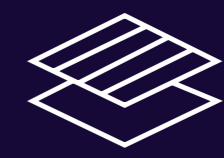
New VRF air conditioning



New onsite cafe



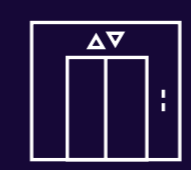
Newly refurbished male/female WCs



Full access raised floors, carpeted throughout



New PIR sensor LED lighting and suspended ceilings



2 x passenger lifts



New shower facilities



22 x EV charging points available



Car parking ratio 1:250 sq ft



New cycle facilities

NEW DOUBLE HEIGHT ENTRANCE LEADING TO THE EXTENDED RECEPTION





THE PARK

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 provides occupiers with a great place to meet.



Organic & responsibly sourced produce

Bookable for client events and company functions

Wildlife friendly landscaping incorporating informal meeting and events



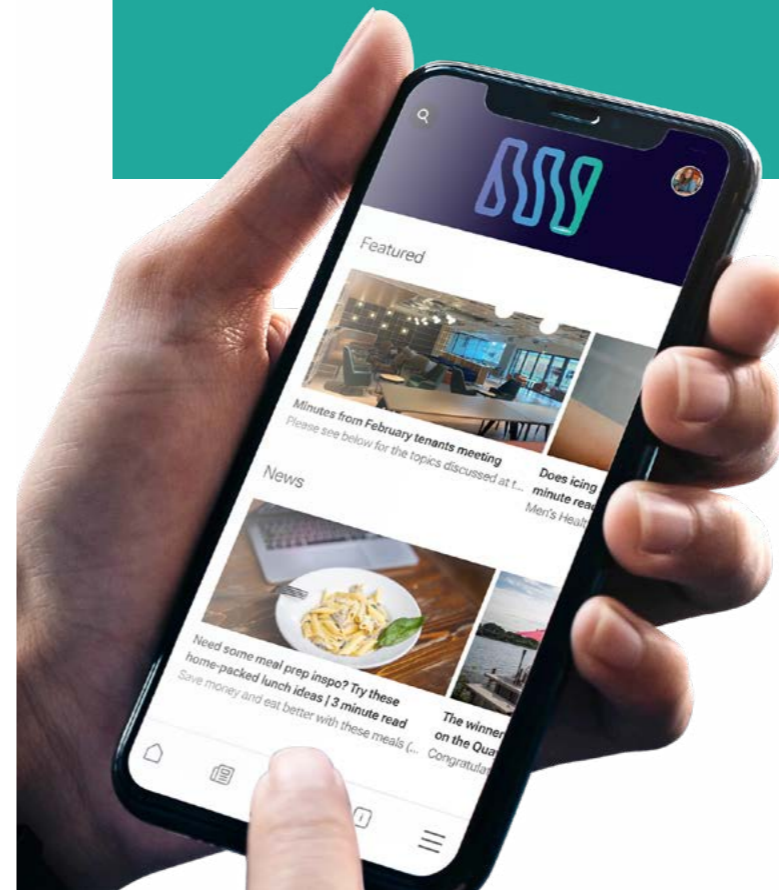
LIFESTYLE & EVENTS

At Meadows Business Park the onsite team organise an extensive events programme throughout the year.

Summer BBQs, weekly food trucks, pilates classes, run clubs, wine tasting and board games at lunch, Meadows Business Park has something to offer for everyone.

All communication for these events are run through the Equiem app.

EQUIEM





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".

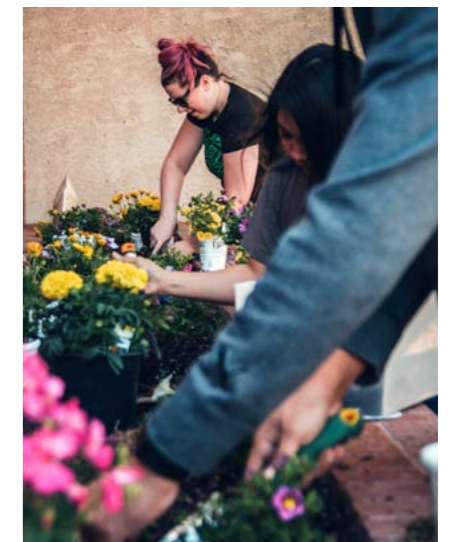


THE UK'S No 1
IRTRADE & ORGANIC



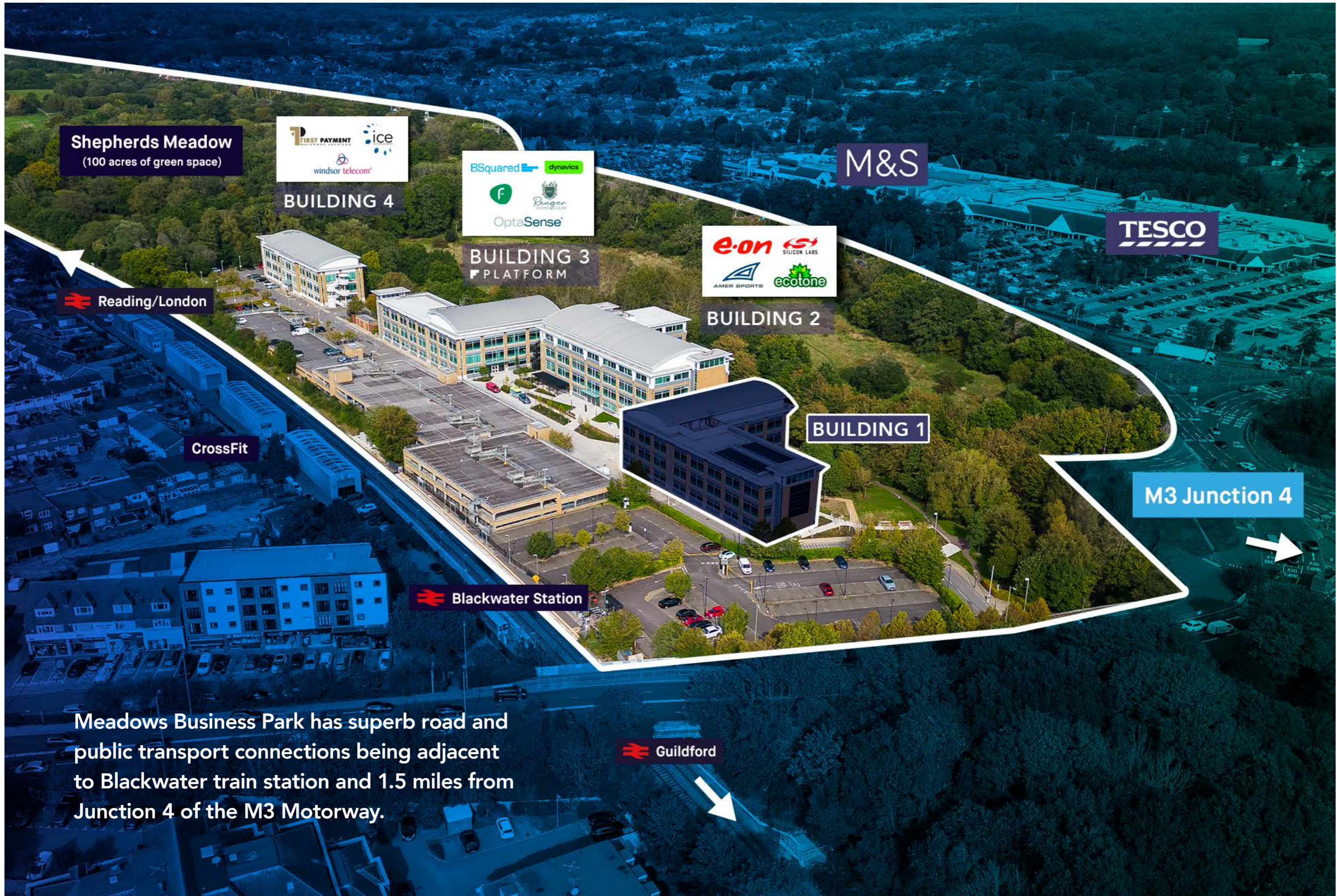
Pop up shops and street food markets

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.



Shepherds Meadow
(100 acres of green space)

Logos for First Payment, ice, and Windsor Telecom.

BUILDING 4

Logos for BSquared, dynavics, OptaSense, and Ranger HomeCare.

BUILDING 3
PLATFORM

Logos for e-on, Silicon Labs, Amer Sports, and ecotone.

BUILDING 2

M&S

TESCO

Reading/London

CrossFit

BUILDING 1

M3 Junction 4

Blackwater Station

Guildford

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.

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



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

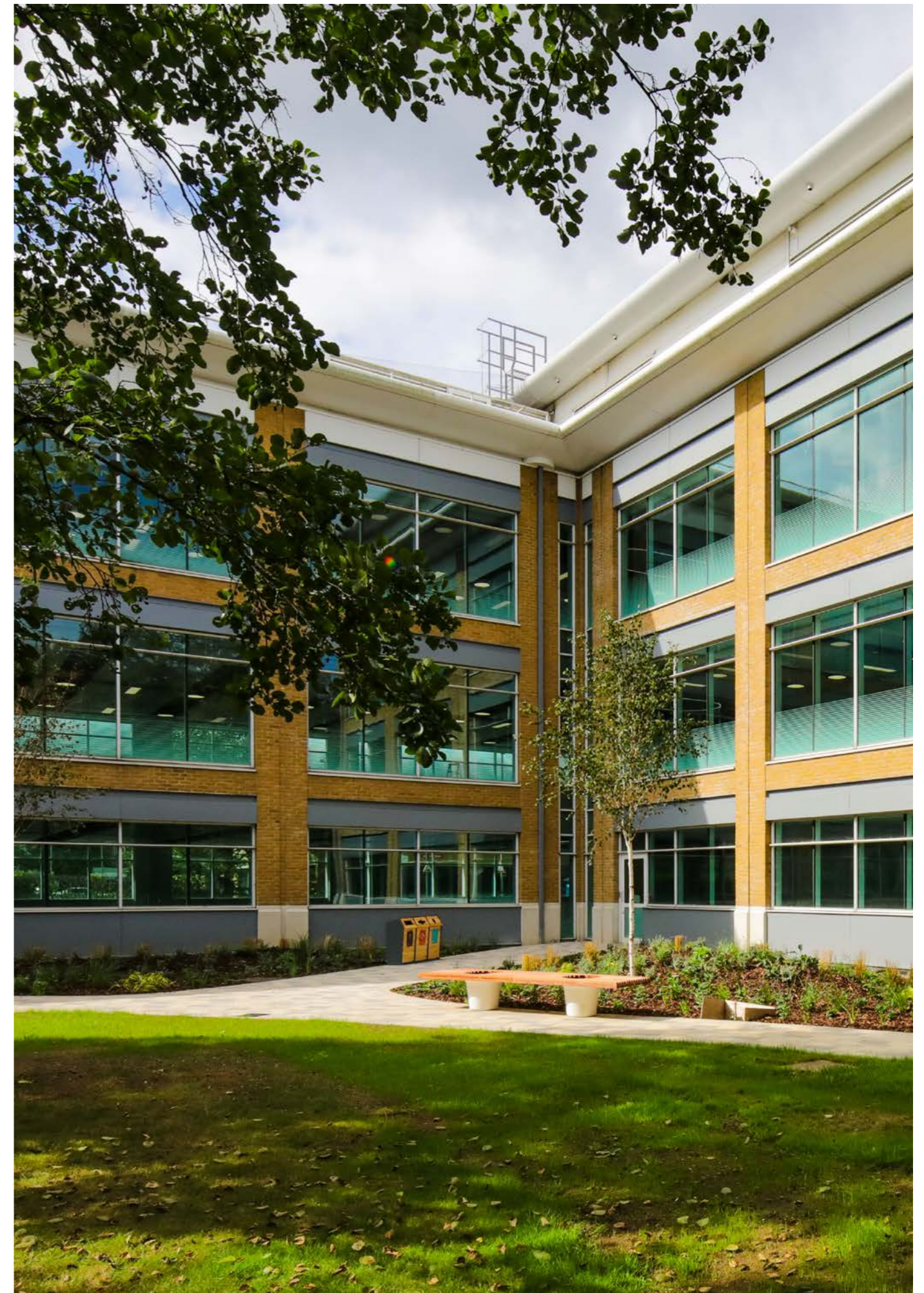
to the east, Southampton to the west and the wider national motorway network.

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

Freddie Chandler
+44 7935 769627
freddie.chandler@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. March 2024.