

BUILDING

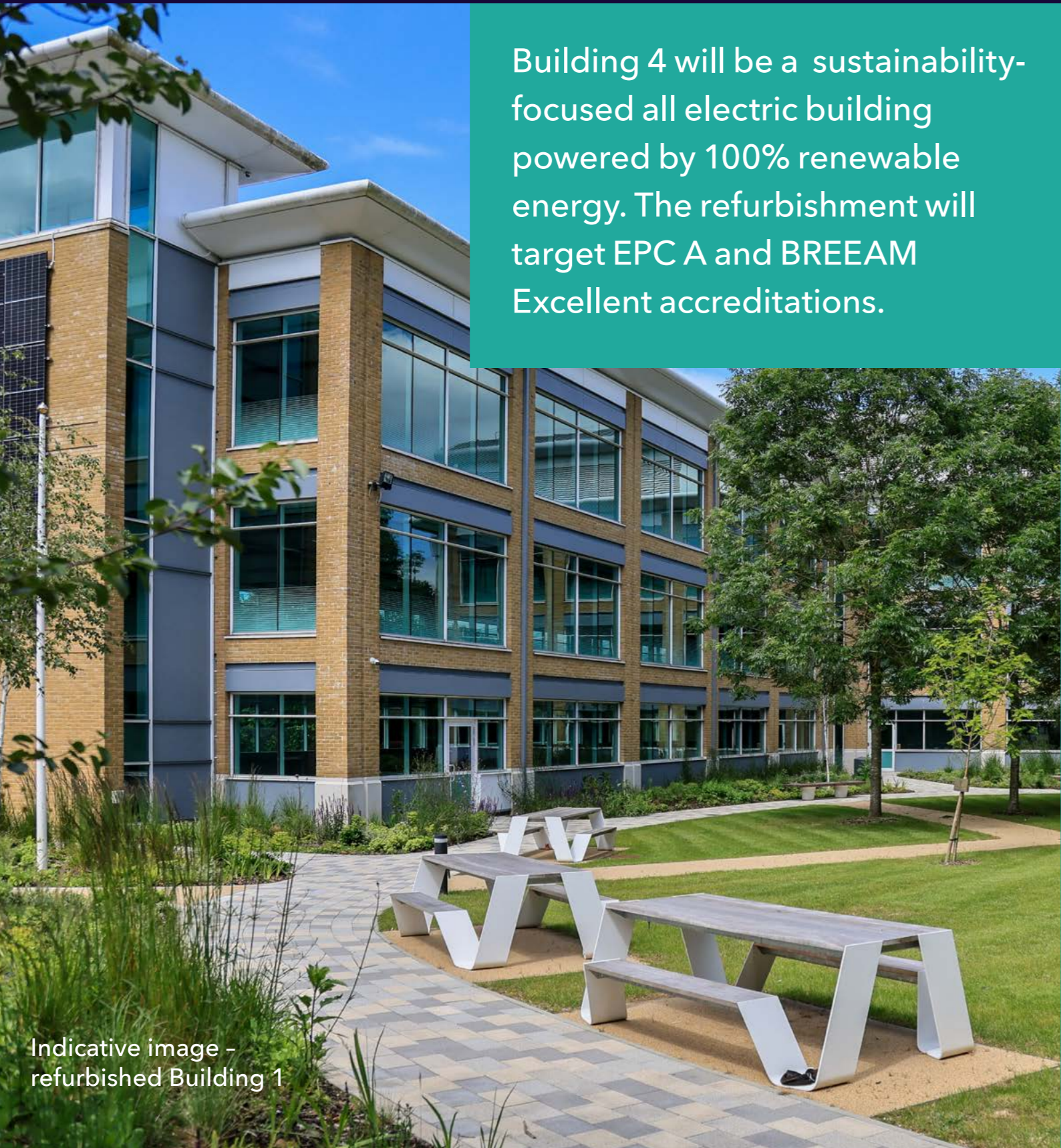
4

**Up to 26,175 sq ft newly refurbished
office space
Available Q4 2026**

DESIGNED FOR THE MODERN OCCUPIER

Building 4 will be a sustainability-focused all electric building powered by 100% renewable energy. The refurbishment will target EPC A and BREEAM Excellent accreditations.

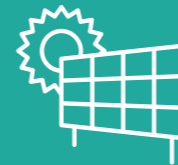
Indicative image - refurbished Building 2



Indicative image - refurbished Building 1



All electric



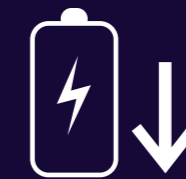
New PV panels



Targeting EPC A

BREEAM[®]

Targeting BREEAM 'Excellent'



Reduction in energy usage



CO₂ emissions reduced



18 x EV charging points available



256 equivalent trees planted

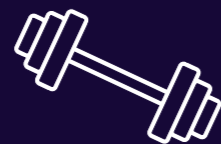
ACCOMMODATION

Demise	Area (sq ft)
Second floor	7,848
First floor	7,808
Ground floor	7,502
Third floor (storage)	3,017
Total	26,175

SPECIFICATION



New air conditioning



New gym



Newly refurbished male/female WCs



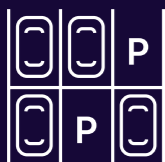
Full access raised floors, carpeted throughout



New PIR sensor LED lighting and suspended ceilings



2 x passenger lifts



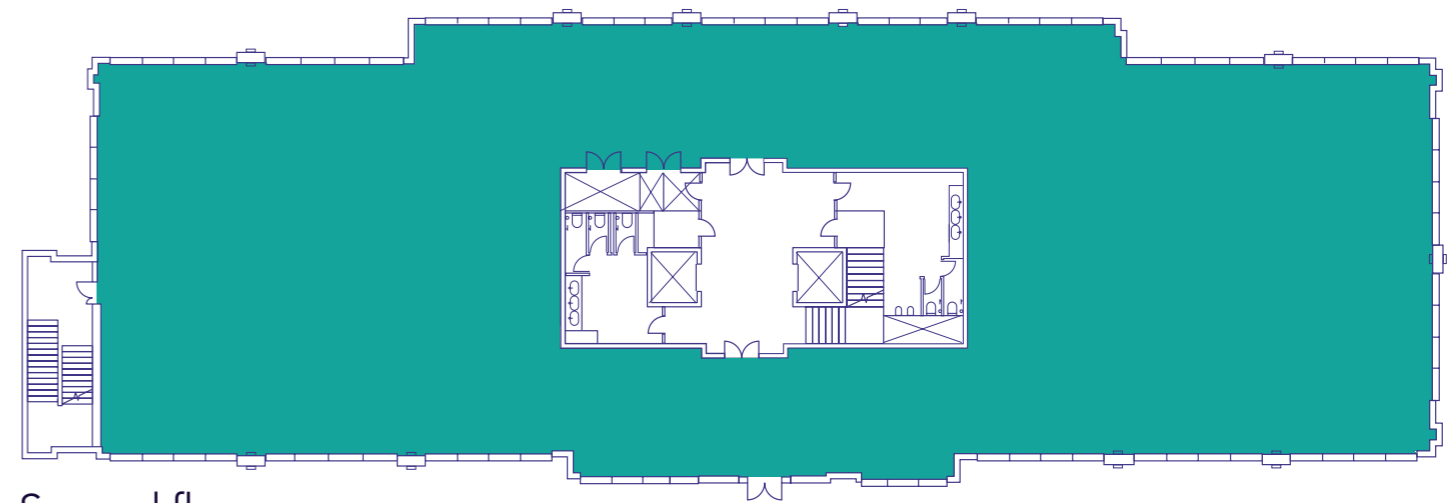
Car parking ratio 1:250 sq ft



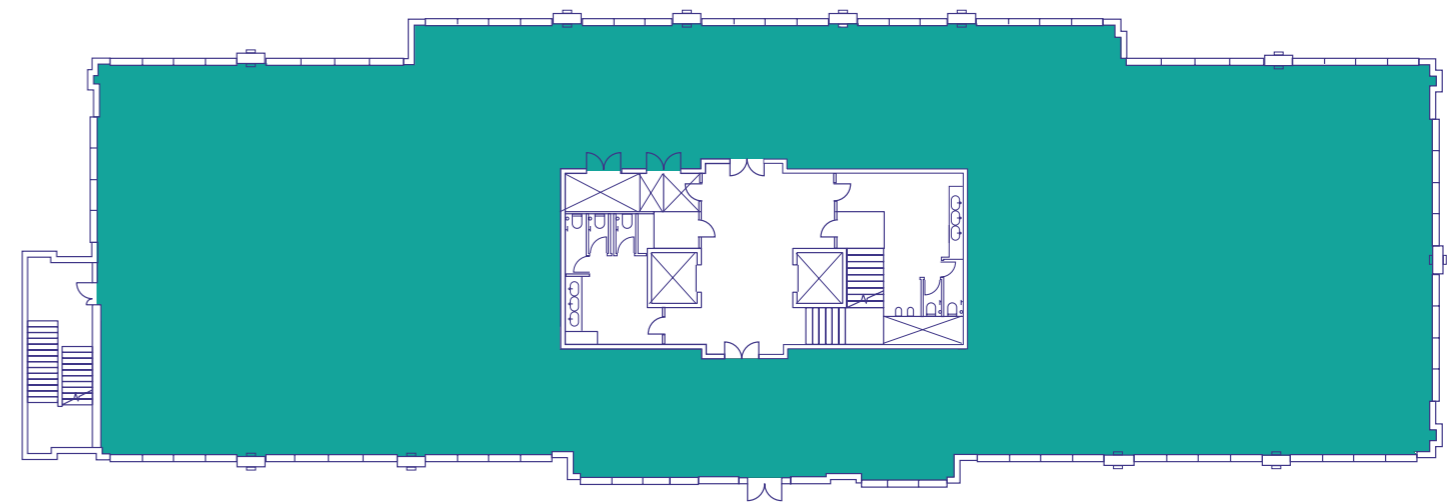
Cycle and shower facilities



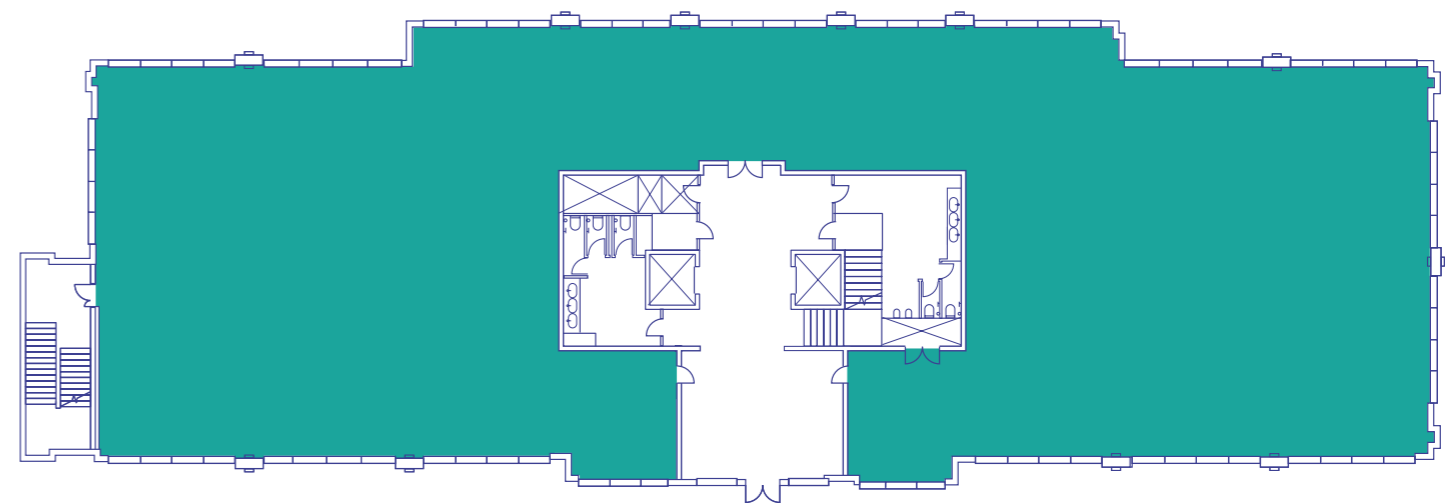
Secure storage: 3,017 sq ft with lift access



Second floor



First floor



Ground floor



FACILITIES & AMENITIES

CAFÉ

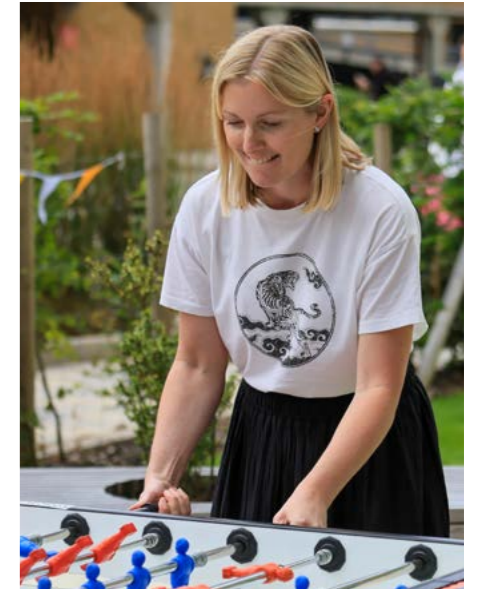
Located on the ground floor of Building 2, the café creates a vibrant environment right at the heart of the campus and provides occupiers with a great place to meet.



Organic & responsibly sourced produce

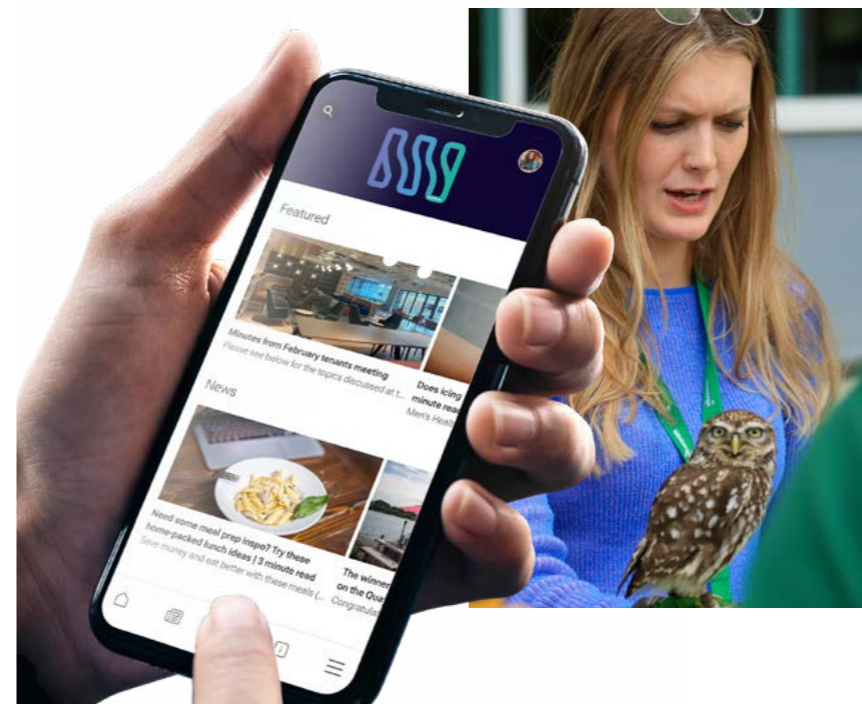
Bookable for client events and company functions

External seating overlooking landscaped areas



LIFESTYLE

- Pedestrianised square with pergola and external seating area
- Wildlife friendly landscaping incorporating informal meeting and event spaces
- New gym coming to the park, free for all tenants to use



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

BUILDING 4

BSquared
OptaSense
sebia

M&S

TESCO

BUILDING 3
PLATFORM

LRG
BUILDING 1

M3 Junction 4

Shepherds Meadow
(100 acres of green space)

Reading / London

CrossFit

Blackwater Station

BUILDING 2

e-on SILICON LABS
AMER SPORTS ecotone
TERUMO
Dynamo

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, 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



Indicative image - refurbished Building 1

BUILDING 4



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