

MEADOWS



**BUSINESS
PARK**

Move to pastures new

BUILDING 2

36,000 sq ft
3,345 sq m

**QUALITY
AIR-CONDITIONED
OFFICES**

TO LET
GU17 9AB

**9 ACRES
RIVERSIDE
GROUNDS**



**COMPETITIVE
COST PER
WORKSTATION**



**EXCELLENT
CONNECTIVITY
INFRASTRUCTURE
(BT & VIRGIN)**



**SHOWERS
LOCKERS
CYCLE RACKS**



**158 PARKING
SPACES
1:227**



**CAFÉ
ON SITE**



**150 RETAIL
UNITS WITHIN
1.5 MILES**



**ADJOINING
BLACKWATER
RAIL STATION**



**HEATHROW
GATWICK
SOUTHAMPTON**







WELCOMING SPACE

Building 2 offers comprehensively refurbished air-conditioned, column free, office accommodation enjoying excellent natural light and pleasant views over the adjoining nature reserve.

- Four pipe fan coil air conditioning
- Suspended ceilings
- Recessed LED lighting
- Column-free floor area
- 2.75m floor to ceiling height
- Excellent connectivity infrastructure (BT & Virgin)
- Showers and lockers
- Male and female WCs
- EPC available on request
- 158 car parking spaces (1:227 sq ft)







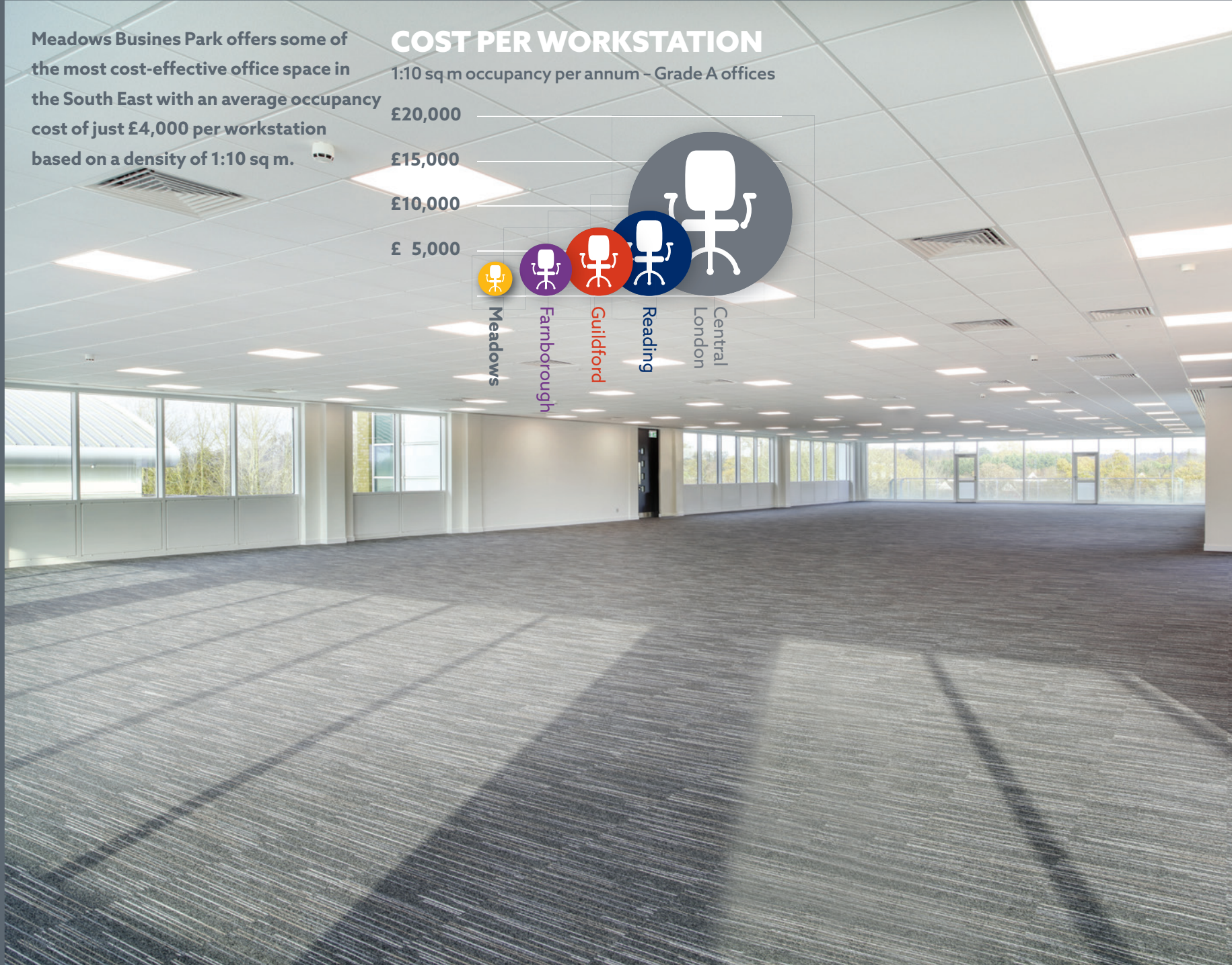
Meadows Business Park offers some of the most cost-effective office space in the South East with an average occupancy cost of just £4,000 per workstation based on a density of 1:10 sq m.

COST PER WORKSTATION

1:10 sq m occupancy per annum - Grade A offices



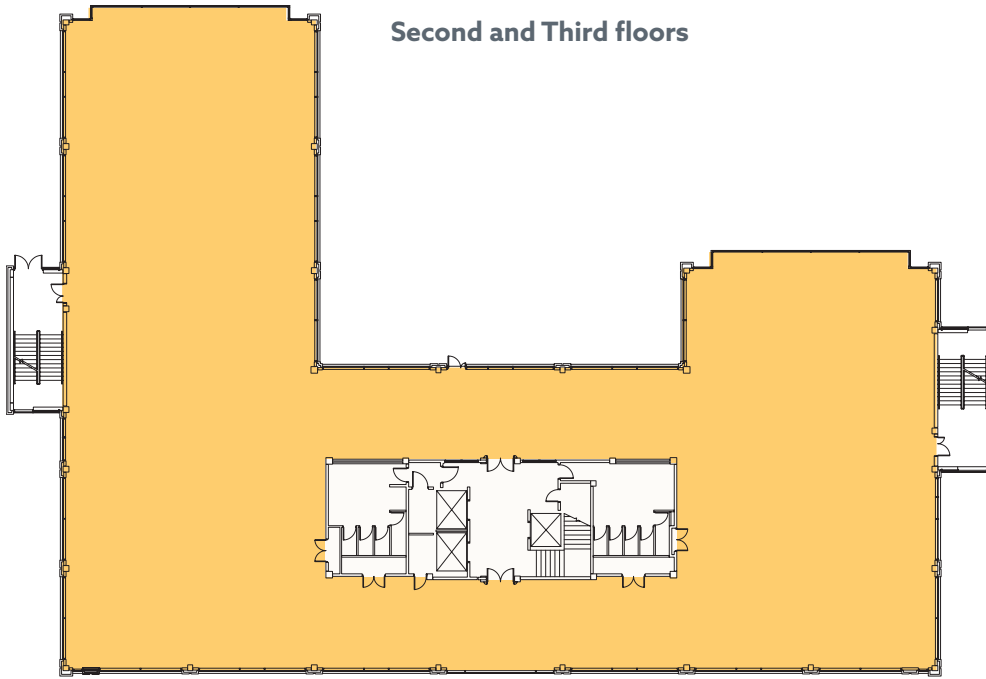
**COMPETITIVE
COST PER WORKSTATION**



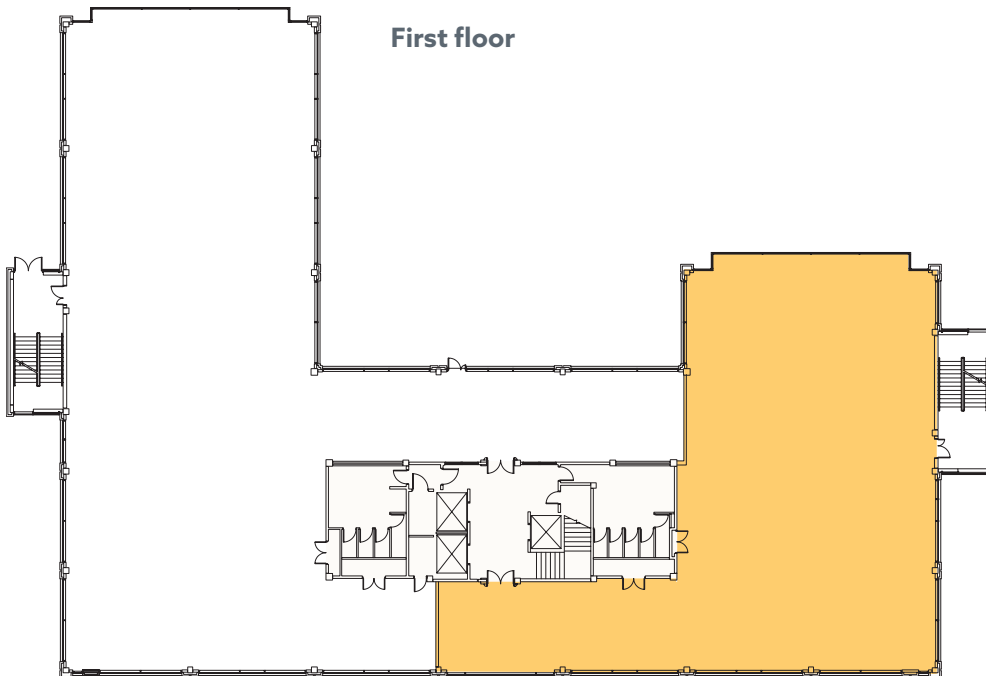


138
PARKING SPACES

Second and Third floors



First floor



Floor	sq ft	sq m
First floor (part)	4,960	461
Second	13,368	1,242
Third	13,006	1,208
Total	31,334	2,911
Fourth	4,842	450
Data room / archive		

138 car spaces (1:227 sq ft)



For identification purposes only



Suite A

5,651 sq ft / 525 sq m

Suite B

7,352 sq ft / 683 sq m



Agile space plan

Offices	1
Open plan 1400X800 desks	40
Hot desks	18
Booths (4 person)	2
Comms & store room	1
Print hub	1
Reception / holding area	1
Teapoint / breakout	1
Meeting room	2/3

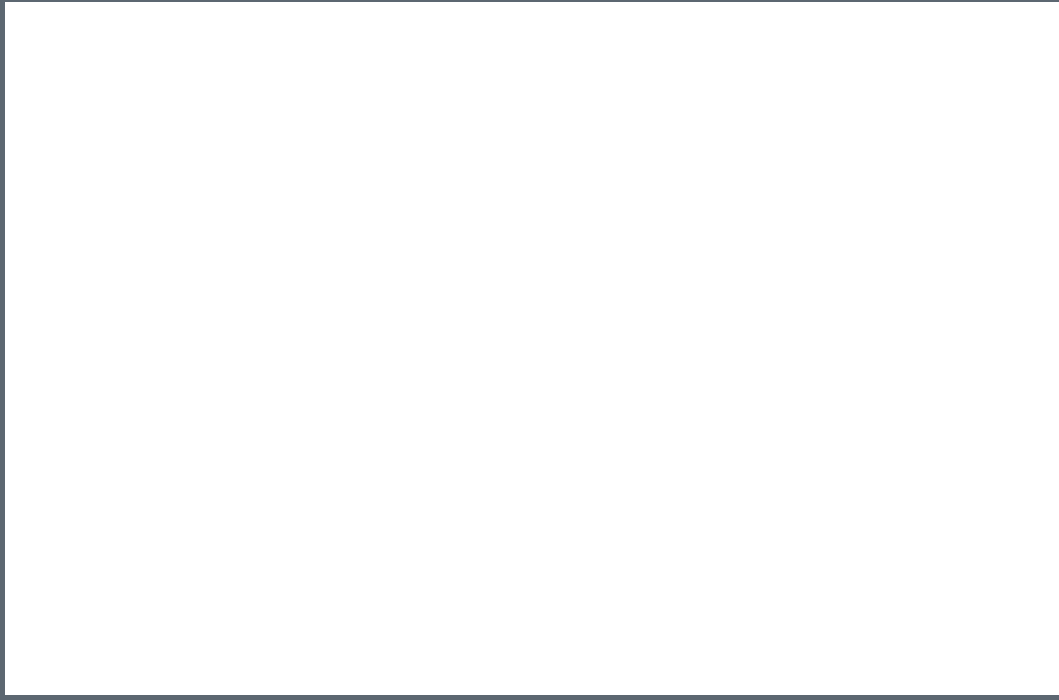
Corporate space plan

Offices	2
Open plan 1400X800 desks	60
Booths (4 person)	3
Comms & store room	1
Print hub	2
Reception / holding area	1
Teapoint / breakout	1
Meeting room	4/5

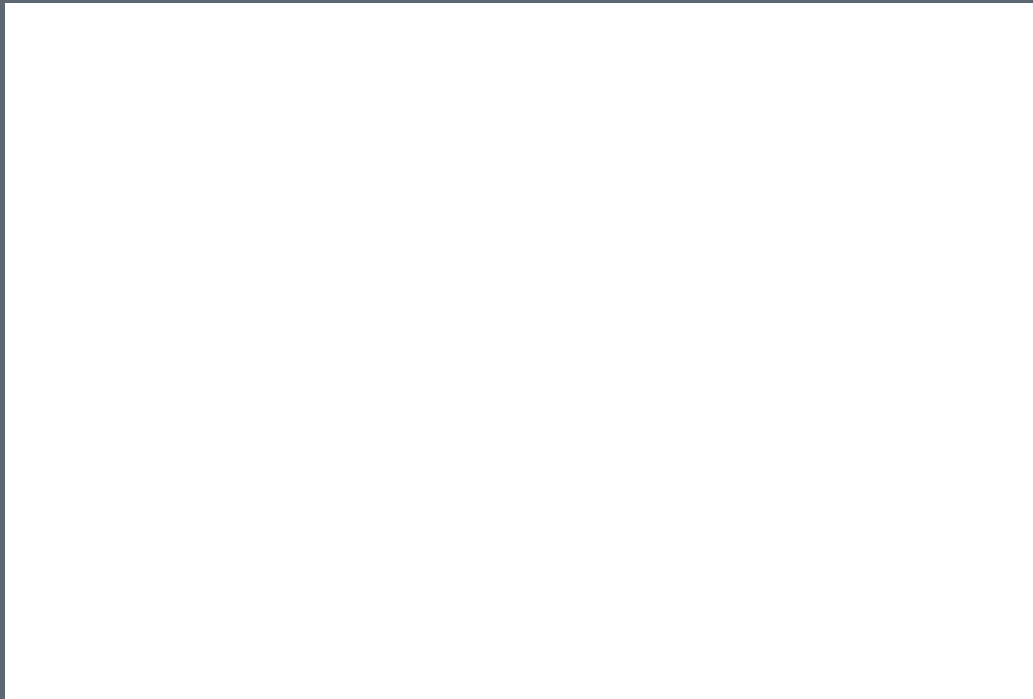
FLOOR LAYOUTS



For breakfast or a quick lunch, the on site café offers delicious snacks, light meals and drinks.



CAFÉ
ON SITE





SHOWERS AND LOCKERS



Meadows Business Park is fully geared up to accommodate cyclists with on-site male and female showers and secure bike storage.



The Blackwater River forms the Park's eastern boundary, overlooking the water meadows, and creates a great environment.

Open spaces provide opportunities for relaxing walks, al-fresco eating and corporate entertainment.



9 ACRES
RIVERSIDE GROUNDS



MEADOWS RETAIL PARK



M&S, Tesco and Next are opposite Meadows Business Park. Camberley Town Centre provides over 150 shops, restaurants and cafes within 1.5 miles of the Business Park.





MALL LIFESTYLE
1.5 MILES





BLACKWATER STATION NEXT DOOR



Meadows Business Park is a leading business location, close to the M3 Motorway (Junction 4) and the A331 Blackwater Valley Relief Route.

The adjoining Blackwater rail station is on the Reading to Gatwick line. Heathrow airport is just 15 miles to the east while Farnborough, Gatwick and Southampton airports are easily accessible.

By train	mins
London Waterloo (from Farnborough)	38
London Waterloo (from Blackwater via Guildford)	60
London Paddington (from Blackwater via Reading)	50
Gatwick (from Blackwater)	59
Reading (from Blackwater)	17
Guildford (from Blackwater)	17



By car	miles
M3 (Junction 4)	1
M4 (Junction 10)	8
M25 (Junction 12)	12
Central London	37
Farnborough	5
Bracknell	8
Reading	10
Guildford	16
Basingstoke	18
Heathrow Airport	15
Gatwick Airport	45
Farnborough Airport	5



**WELL
CONNECTED**

MEADOWS



**BUSINESS
PARK**

meadowsbusinesspark.com

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