

PLATFORM



Quality, amenity rich, flexible office
space available from c.1,300 sq ft

BUILDING 3, MEADOWS BUSINESS PARK, CAMBERLEY GU17 9AB



F PLATFORM

WATCH THE VIDEO HERE

**Requirements from
c.1,300 sq ft can be
accommodated within
'Platform', our market
leading fully fitted offering.**

Designed with the modern occupier in mind with high quality and natural finishes throughout. Platform provides a collaborative working environment which supports the core of any business; its people. In addition, the meeting rooms & working areas allow for private working & meetings when needed.

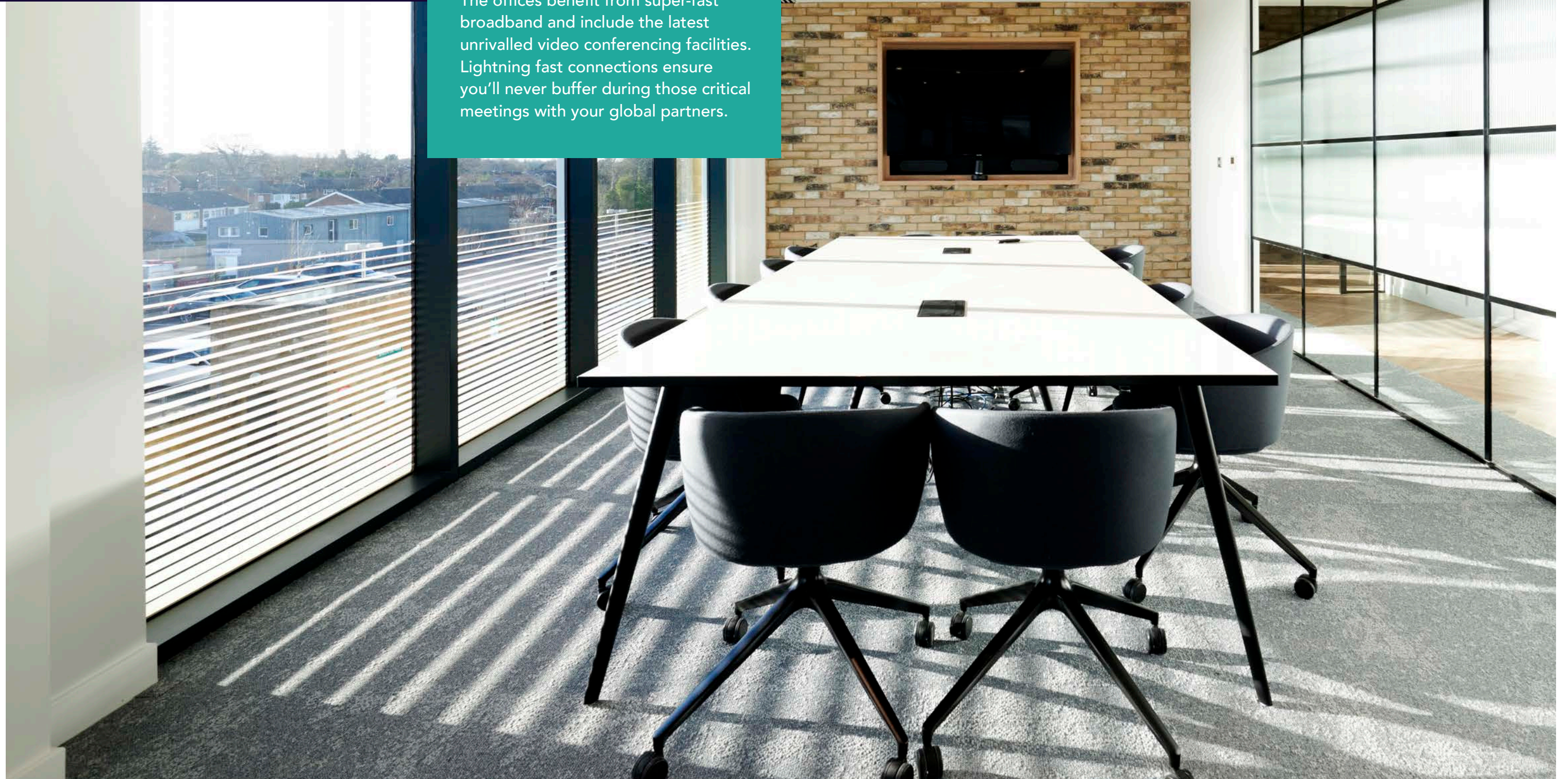
DESIGNED FOR THE MODERN OCCUPIER

High quality finishes,
excellent amenities
and breakout/
meeting spaces.



ADVANCED AUDIO & MEDIA FACILITIES

The offices benefit from super-fast broadband and include the latest unrivalled video conferencing facilities. Lightning fast connections ensure you'll never buffer during those critical meetings with your global partners.



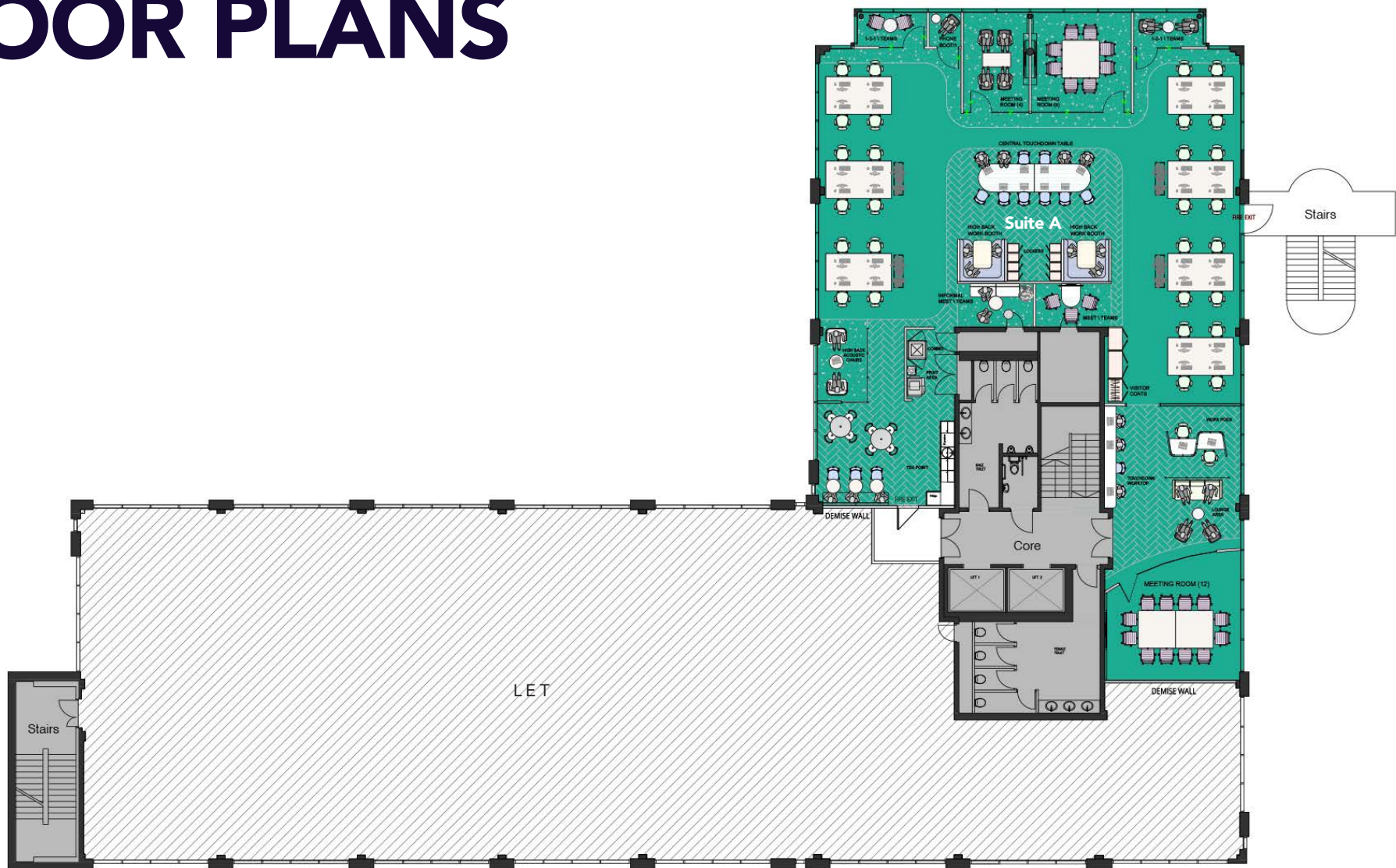
FLOOR PLANS

Demise	Suite	Area (sq ft)	No. of Desks	Status
Second Floor	Suite 1	–	–	Let
	Suite 2	1,356	12	Coming soon
	Suite 3	1,296	16	Coming soon
	Suite 4	3,520	32	Available
First Floor	Suite A	3,961	28	Available
Ground Floor	Suite B	3,404	28	Available



Platform – Second Floor

FLOOR PLANS



Platform – First Floor



Platform – Ground floor



BUILDING SPECIFICATION



Large communal kitchen
and break out area



Fully fitted suites



New onsite café
on the ground floor



Bookable 12 person tech
enabled meeting rooms



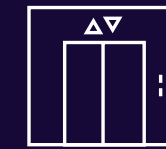
22 x EV charging
points available



Four pipe fan coil
air conditioning



Abundance of
natural light



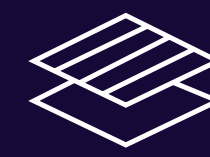
2 x passenger lifts



Refurbished
male/female WCs



New shower and
cycle facilities



Full access
raised floor



Car parking ratio
1:250 sq ft

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



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



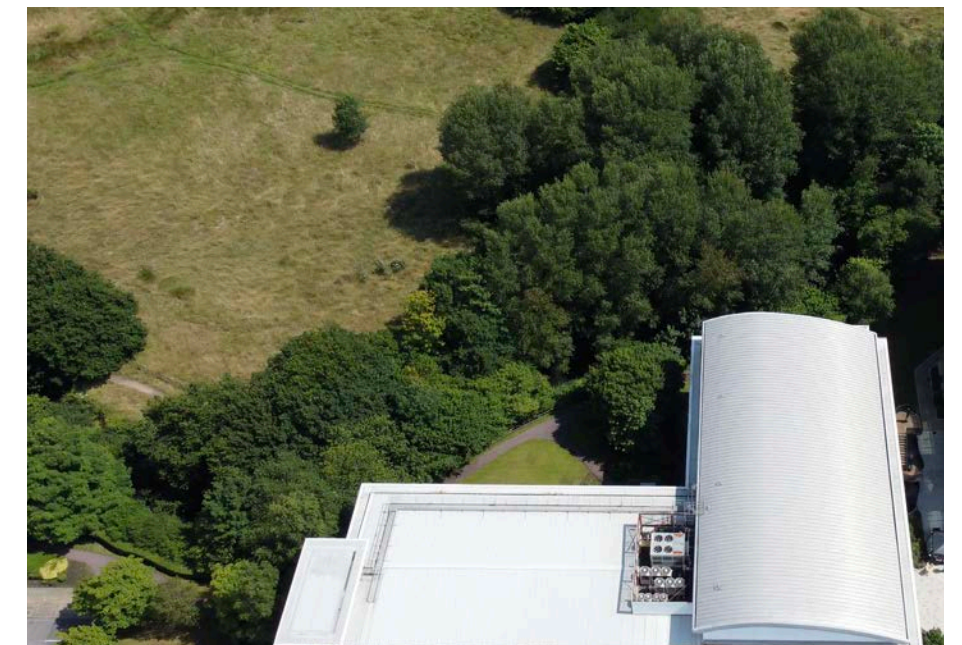
MAKING THE MOST OF THE SURROUNDINGS

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.



BUILDING 4



BUILDING 3
PLATFORM

M&S

TESCO

BUILDING 1

BUILDING 2



Shepherds Meadow
(100 acres of green space)

Reading / London

CrossFit

Blackwater Station

M3 Junction 4

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.

Guildford

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



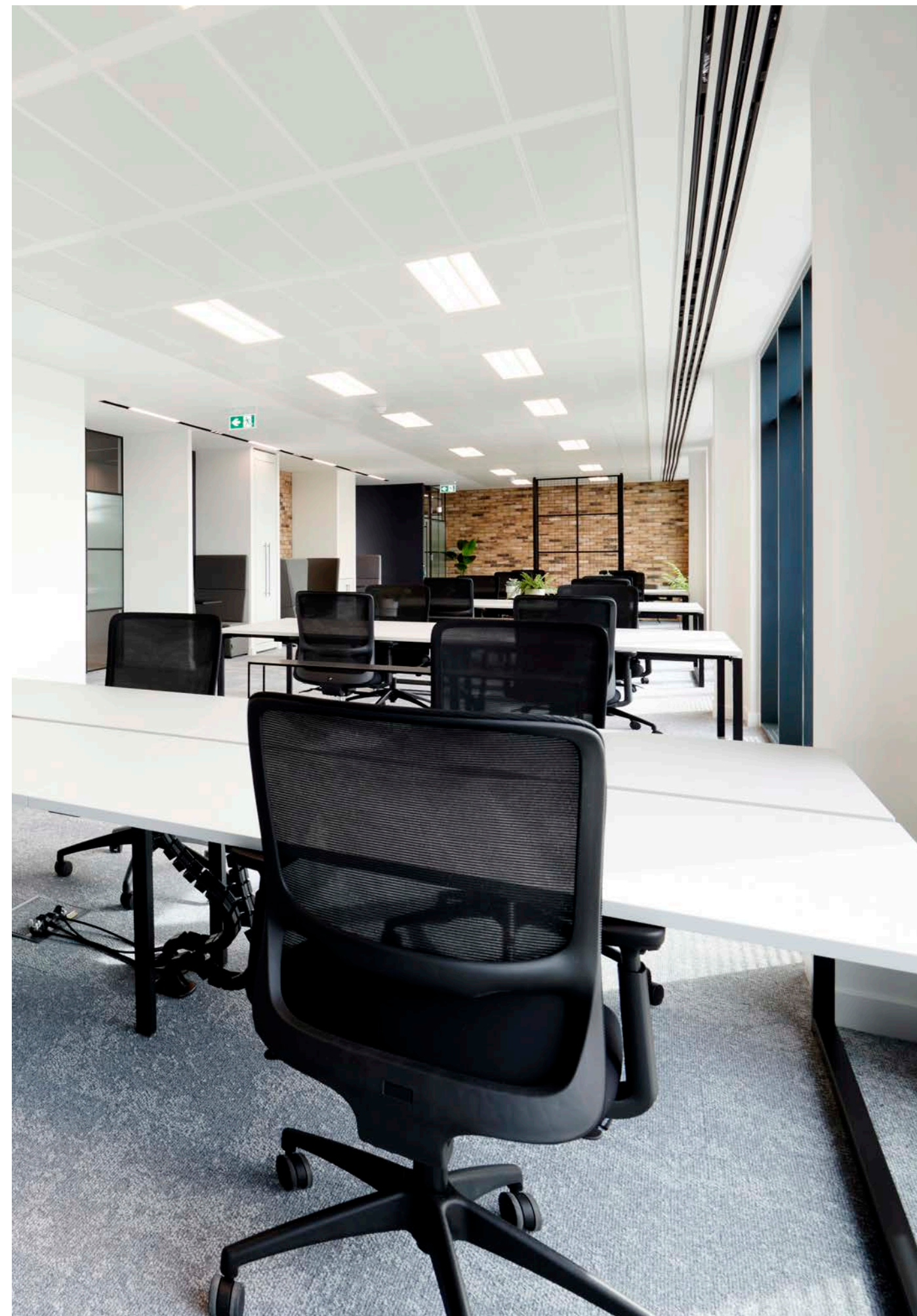
Road

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

3

F PLATFORM



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



James Goodwin

+44 7717 652803

james.goodwin@cushwake.com

Cameron Lineen

+44 7827 661335

cameron.lineen@cushwake.com

Guy Ritcher

+44 7741 0945705

guy.ritcher@cushwake.com

meadowsbusinesspark.com

Patron / XLB and their agents 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. January 2025.