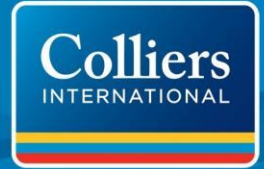


GRADE 'A' OFFICES



CONTACT US

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Property Ref: 23747

Building 1, Meadows Business Park,
Station Approach, Camberley,
GU17 9AB



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10,847 sq ft (1,007 sq m) NIA

Building 1, Meadows Business Park, Station Approach, Camberley, GU17 9AB

LOCATION

Meadows Business Park is one of the South East's premier and most successful business locations due to its accessibility by both road and rail and its stunning riverside setting.

Meadows Business Park is prominently located adjoining Blackwater rail station, west of Camberley town centre, and is just 1 mile from the M3 (Junction 4). The site has excellent links to the motorway network, Heathrow & Gatwick airports.

DESCRIPTION

The available accommodation, comprises the entire 3rd floor of Building 1 which is situated at the entrance of the park.

The offices offer clear, column free, air conditioned Grade A space benefitting from excellent natural light. The building has dedicated on-site car parking.

AMENITIES

- Four pipe fan air conditioning
- Suspended ceilings with recessed lighting
- Column-free floor area
- 2.75 floor to ceiling height

- Car parking 1:227 sq ft
- Licenced on-site café
- Adjacent to Blackwater rail station (Reading to Gatwick)
- Short walk to The Meadows Retail Park (including M&S and Tesco) and Next.

TERM

A sub lease for a term expiring October 2022.

RENT

£18.50 per sq ft pa.

FLOOR AREAS

The demise has the following approx. net internal floor areas

Third Floor	10,847 sq ft / 1,007 sq m
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VIEWING

Strictly by prior appointment