

**RAILWAY
HOUSE**

EGHAM, SURREY

EXCITING OPPORTUNITY IN THE HEART OF EGHAM

Prime location between Egham Station & the High St
Diagonally opposite Everyman Cinema

Prominent Grade building with excellent natural light

E Class Planning suitable for Retail, Restaurant, Workspace,
Pharmacy, Showroom and other uses stpp

2,009 sq ft ground floor with 1 parking space

RAILWAY HOUSE, EGHAM, SURREY

RAILWAY | HOUSE



FOR VIEWINGS & FURTHER DETAILS

PLEASE CONTACT SOLE AGENT:

MARC ROGERS

MARC@MKRPROPERTY.CO.UK



07816764653
www.mkrproperty.co.uk

Restored & Constructed by Ashville Homes, a local boutique firm with decades of providing exceptionally high-end builds throughout Surrey, Bucks & Berks under their belt.

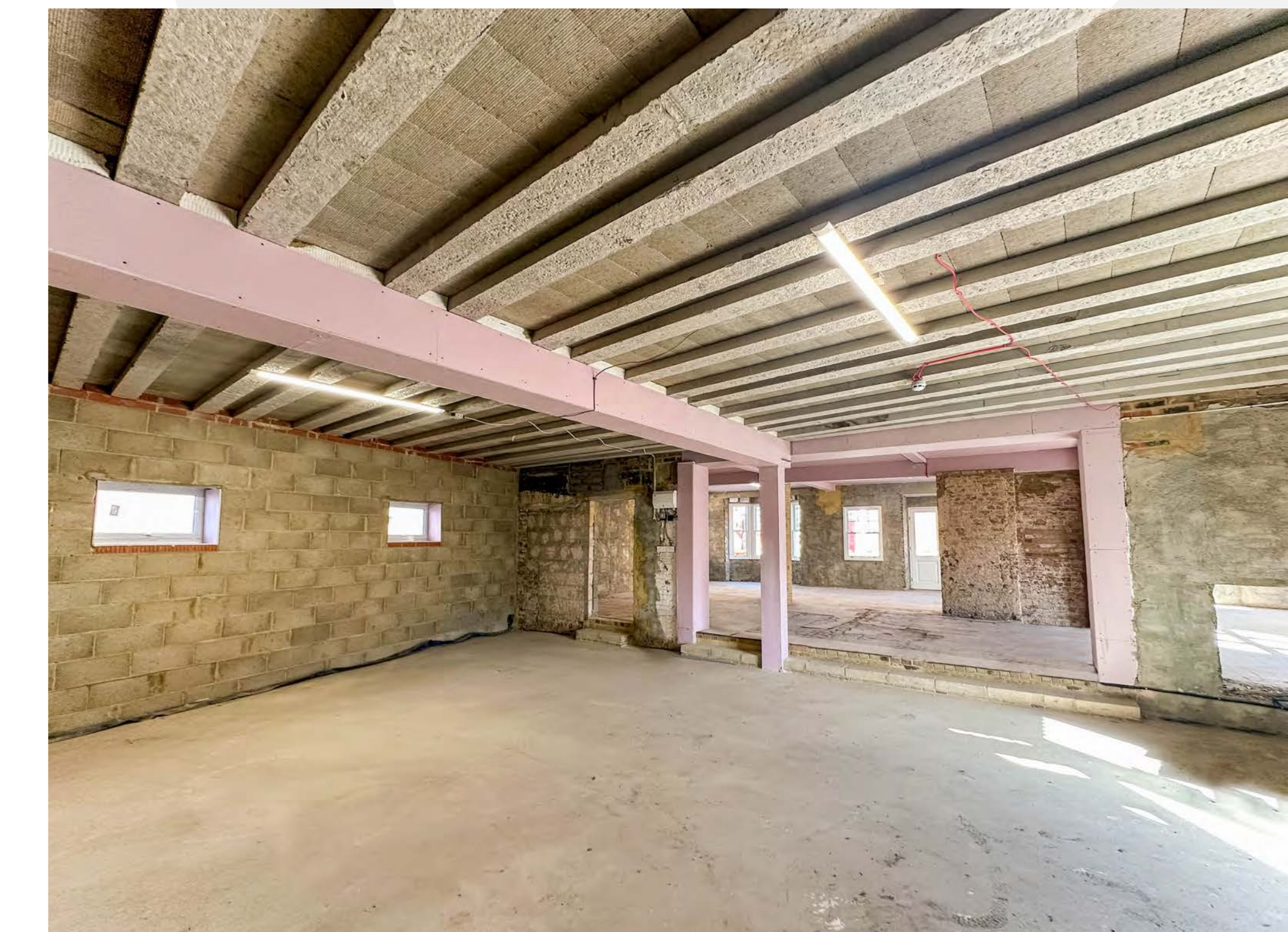
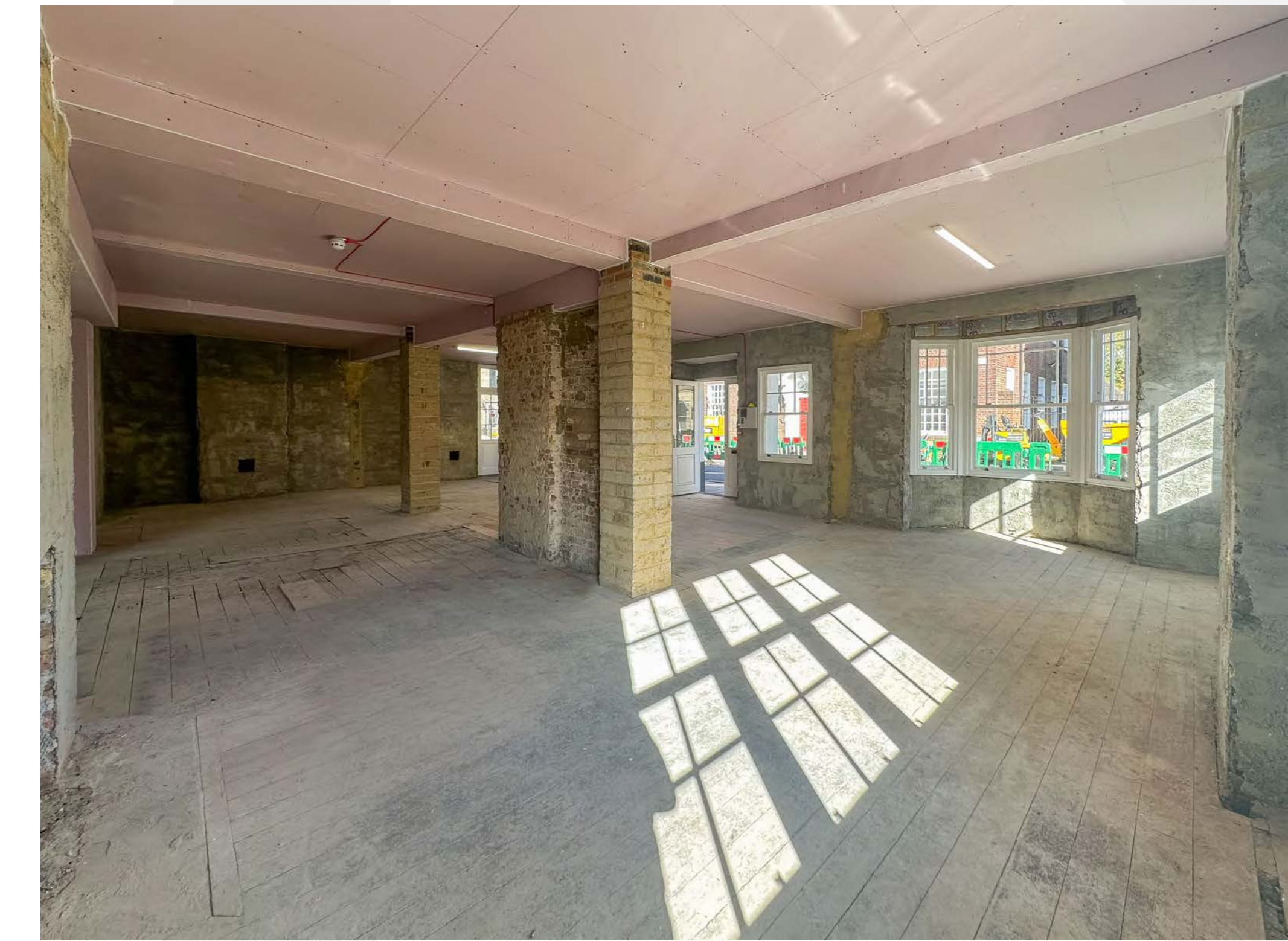
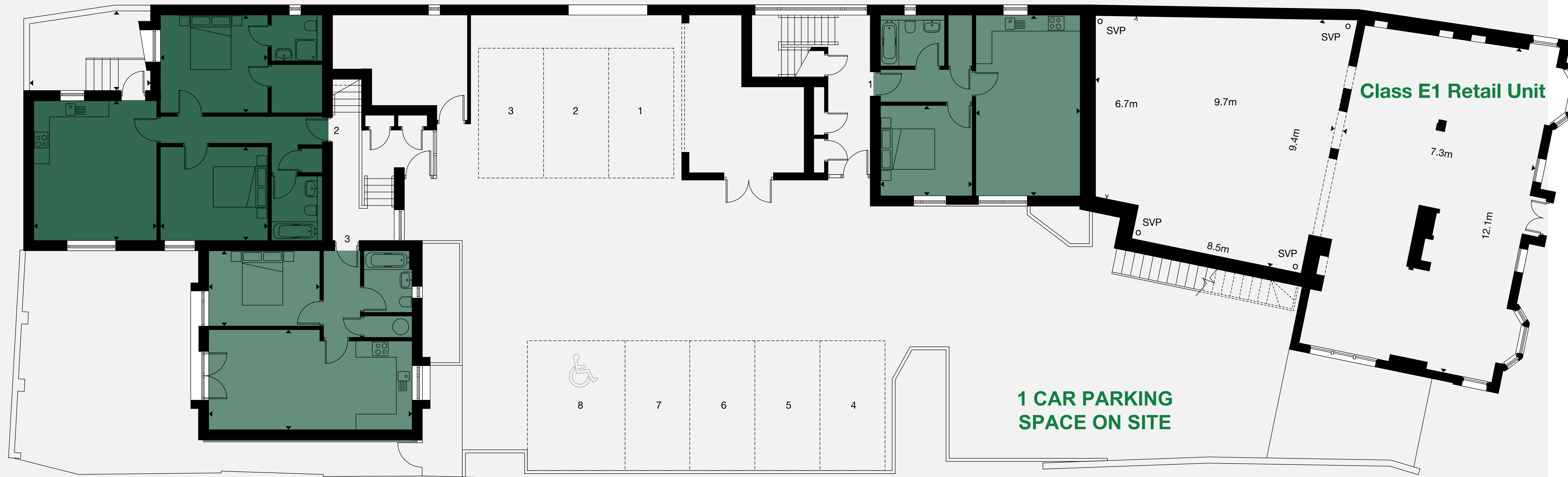
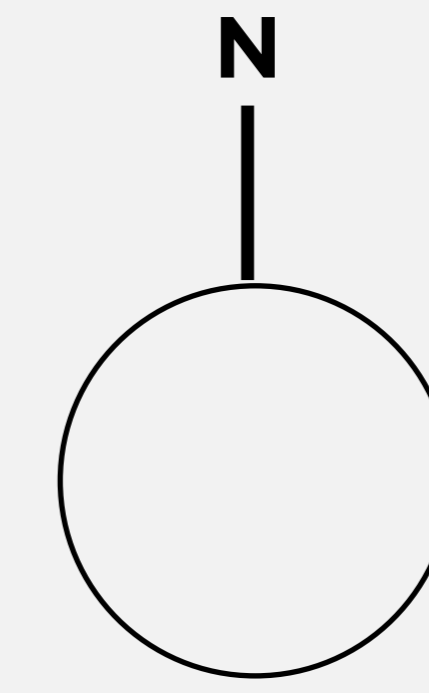
ashvillehomes.co.uk

In the heart of the beautiful Surrey town of Egham, close to London, Railway House features fourteen stunning one and two-bedroom apartments nestled behind this newly available local landmark. Originally built in 1864, the former hotel has undergone a sensitive restoration to highlight the features of the Grade II listed building while incorporating modern high-specification interiors using natural materials.

Railway House is a development of exceptional quality with outstanding facilities. Within easy reach of both the countryside and the local area is frequented by higher education students attending the area's world class universities and young families traveling in and out of the city.

BUILT IN 1864
ORIGINALLY KNOWN AS THE RAILWAY INN, SUBSEQUENTLY CHANGED TO THE RAILWAY HOTEL

FLOOR PLAN



THE OPPORTUNITY

Lease - A New Lease for a term to be agreed
 Rent - On Application
 Rates - TBC
 Service Charge - On Application
 Timing - Ready for handover

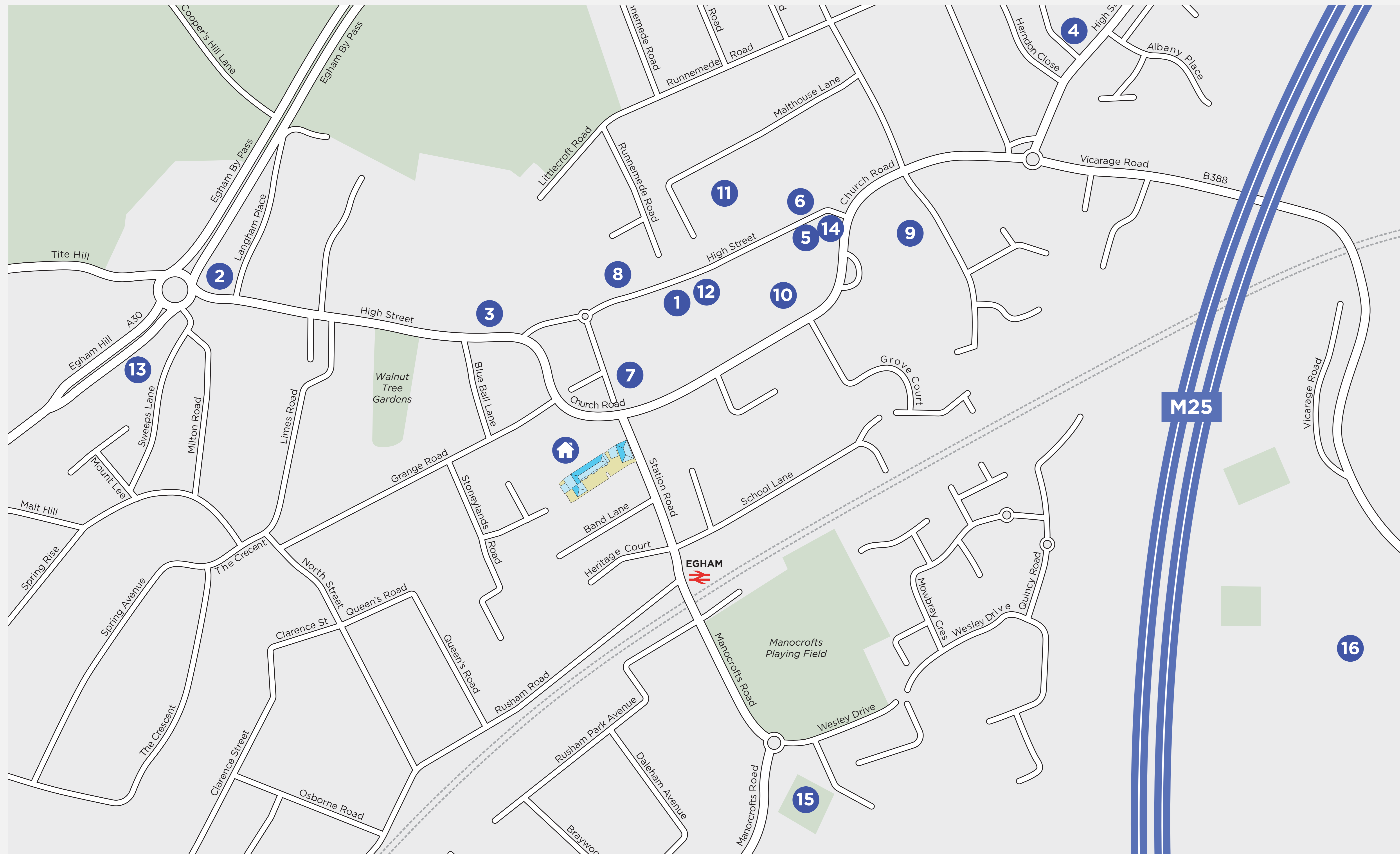
SPECIFICATION

The unit is to be delivered Shell & Core
 4" FW Waste SVPs, locations as Floor-plan
 Water Supply - 25mm mains MDPE
 Electrical Supply - TBC on confirmation of requirements.

ACCOMODATION

Ground Floor			
Front of House	12.1m x 7.3m	39'7"	x 24'0"
Back of House	9.4m x 9m	30'8"	x 29'5"
Total Internal Area	186.63 sqm	2009 sqft	

EXCELLENT LOCAL AMENITIES



RAILWAY HOUSE



RESTAURANTS, PUBS & BARS

- 1 Bar 163
- 2 The Kings Arms Pub
- 3 The Crown Pub
- 4 The White Lion Pub
- 5 KJ Garden
- 6 Palow Restaurant



CULTURE & ENTERTAINMENT

- 7 Everyman Cinema, Magna Square
- 8 Egham Museum
- 9 St John's Church



SHOPPING

- 10 Waitrose
- 11 Tescos Superstore
- 12 24hr Budgens
- 13 M&S Simply Food



SPORTS

- 14 Prime Personal Training Studio
- 15 Egham Bowls Club
- 16 Achieve Lifestyle, Egham Orbit, Gym & Pool

RIGHT IN THE HEART OF SURREY

WELCOME TO EGHAM

RAILWAY | HOUSE



Historic university town on the doorstep of the birthplace of the Magna Carta



Close to the River Thames and Windsor Great Park, the Railway House is perfectly situated with excellent transport links to central London and beyond.

Egham is a thriving town in the borough of Runnymede, where the Magna Carta was signed. Home to the Royal Holloway University of London, it has all the amenities students and young people could require.

Railway House is a short walk from the railway station and Egham High Street with its many shops, cafes, restaurants and pubs. And just 20 metres from the new showpiece town centre project, Magna Square, that feature a new Everyman independent cinema as well as a selection of retailers and a collection of new eateries.

LONDON LIFE IN EASY REACH

ONE OF THE BEST CITIES IN THE WORLD



London has more than 170 museums. The British Museum is the largest and is big enough to cover nine football pitches. The Smallest is a shed in docklands devoted to Michael Faraday

Vibrant and dynamic, all of life is in London. The best in arts and culture, the oldest and largest financial institutions and the finest and most venerable educational establishments.

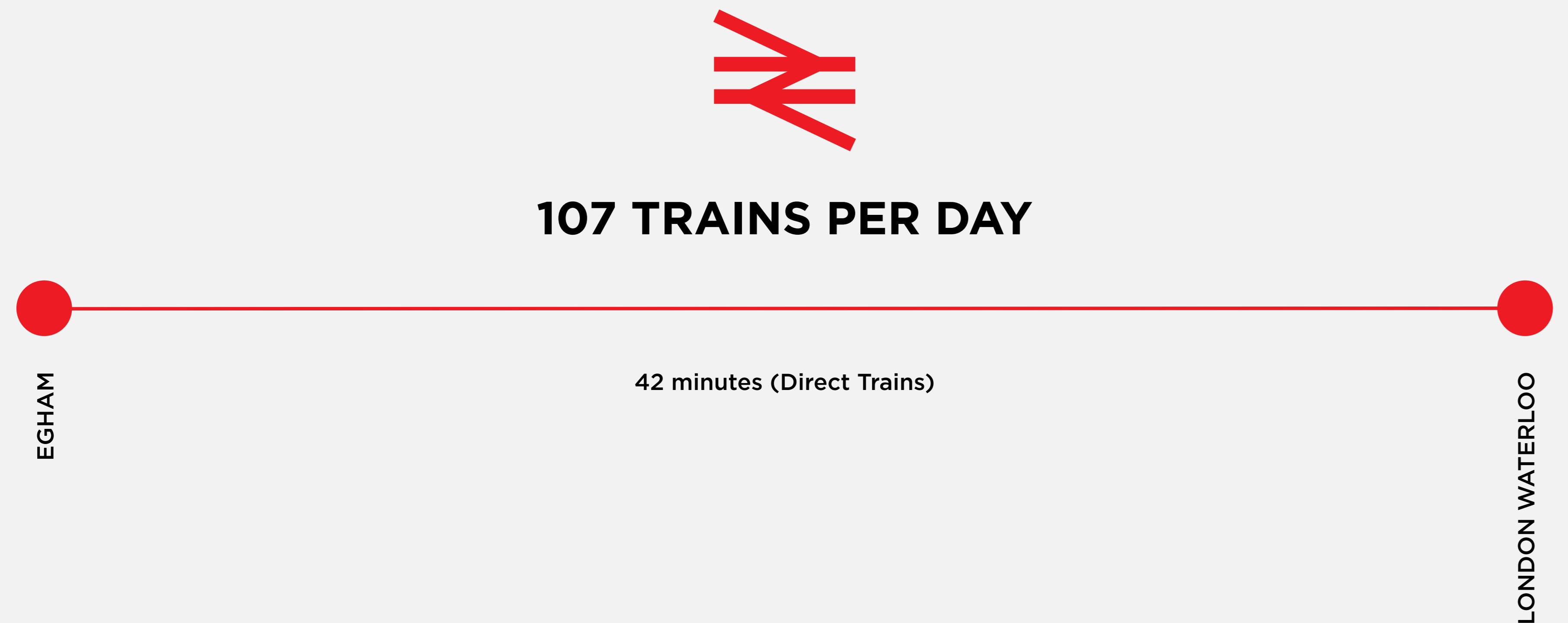
From its electric nightlife to its esteemed museums, its celebrated theatres to its cathedrals and palaces, London has all anyone could want for work, for education and for recreation.



EASY ACCESS TO THE CITY AND BEYOND



- LONDON HEATHROW
10 minutes by car
- LONDON GATWICK
48 minutes by car
- LONDON STANSTED
1 hour 14 minutes by car



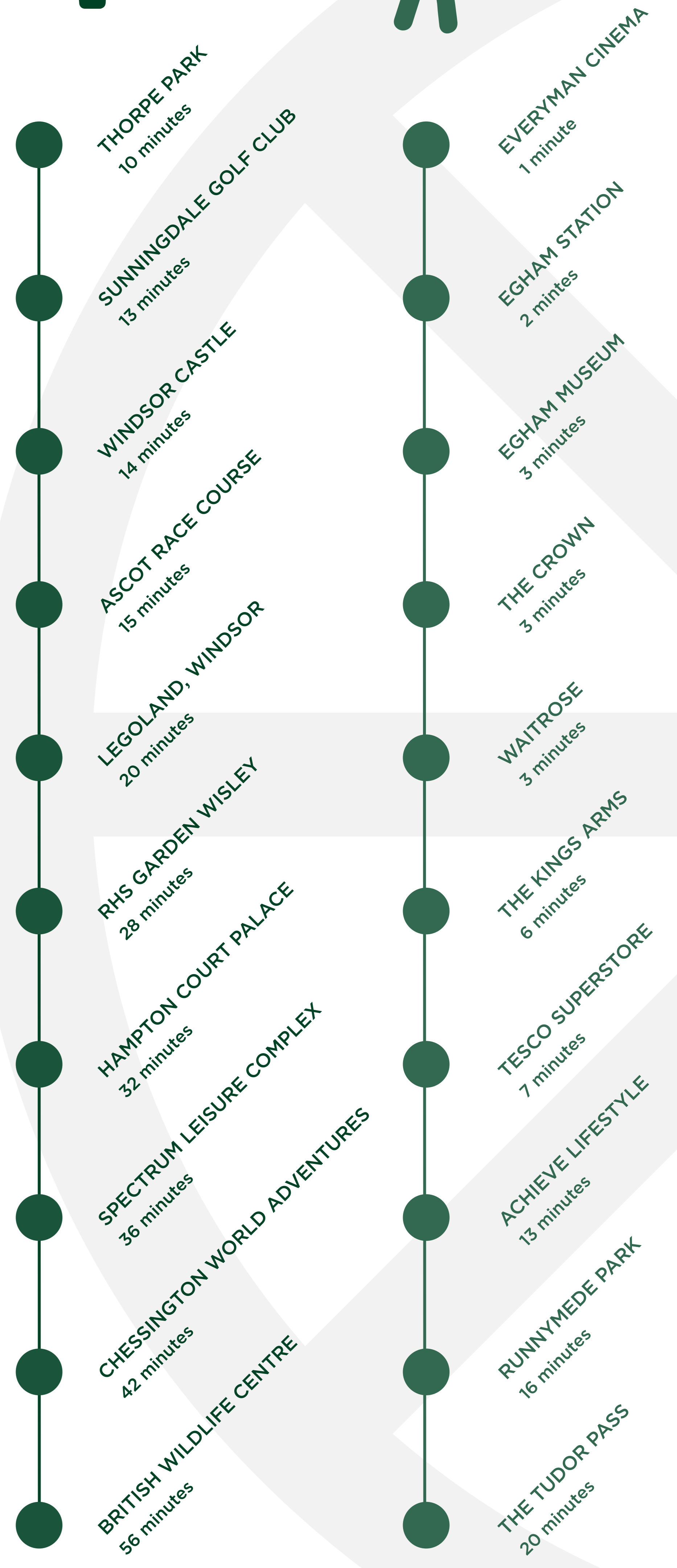
Egham Train Station

Trains and well-connected bus routes are within two minutes' walk of Railway House. A 42-minute train ride takes you straight into London's Waterloo station landing in the heart of the capital for work or pleasure. Egham is perfectly placed to explore the city day and night.

Minutes away from the M25 it is easy to escape to the British countryside. To venture further afield, Heathrow Airport is only a 15-minute drive away.



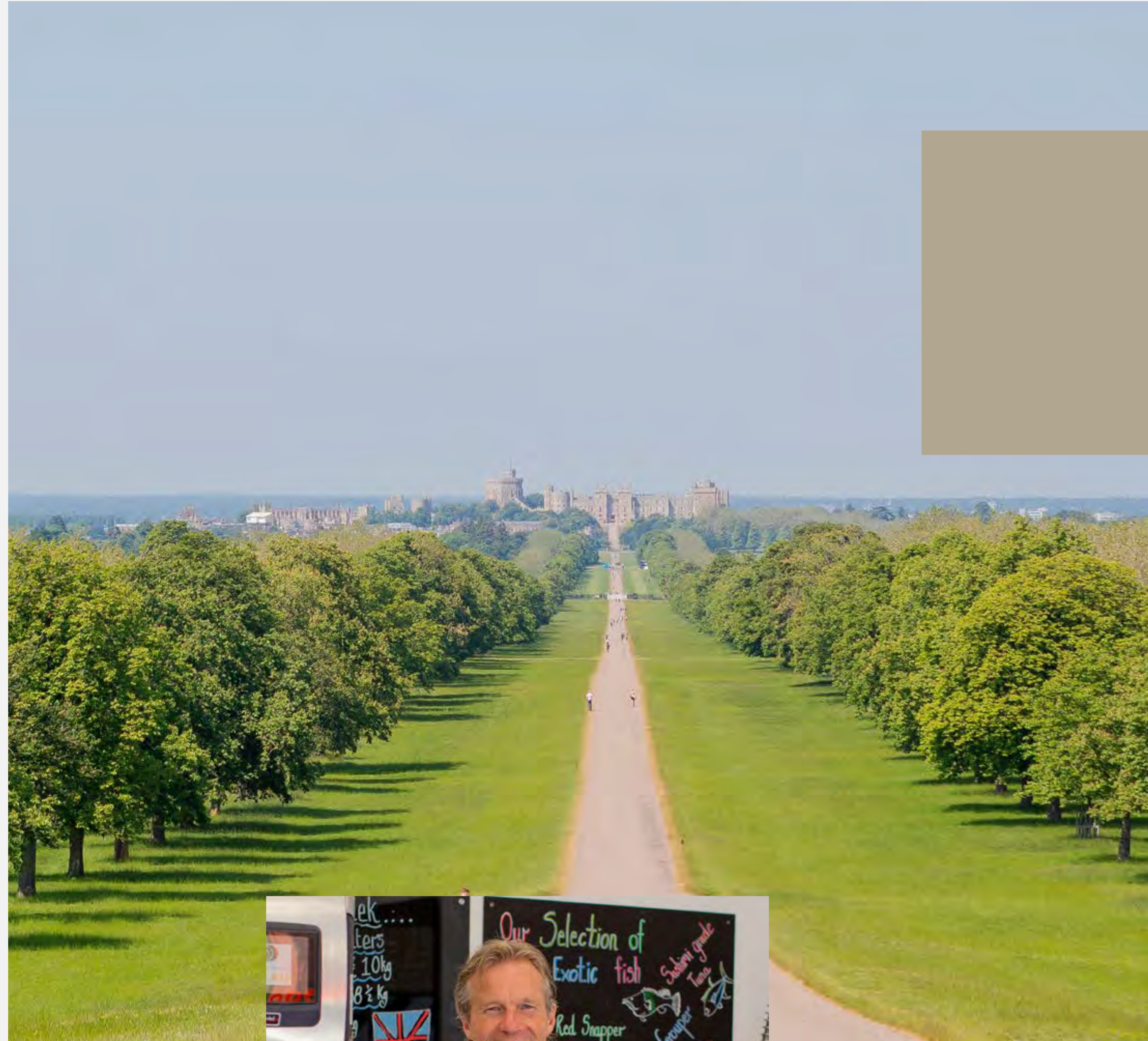
42 MINUTE
TRAIN FROM LONDON.



DISCOVER EGHAM

A JEWEL IN SURREY'S CROWN

THE TOWN



Egham is a town steeped in history dating back to the seventeenth century. It is in the Borough of Runnymede, close to the site where the Magna Carta was sealed in 1215. Its lively town centre has a well-served high street full of shops and bars, an Everyman Cinema and restaurants including the Michelin starred Tudor Pass. The town hosts regular farmers markets and neighbourhood activities. All these amenities are a short walk from the Railway House.

Windsor Castle



Egham Farmer's Market



Virginia Water Lake Pavilion



Thorpe Park



Royal Holloway University of London

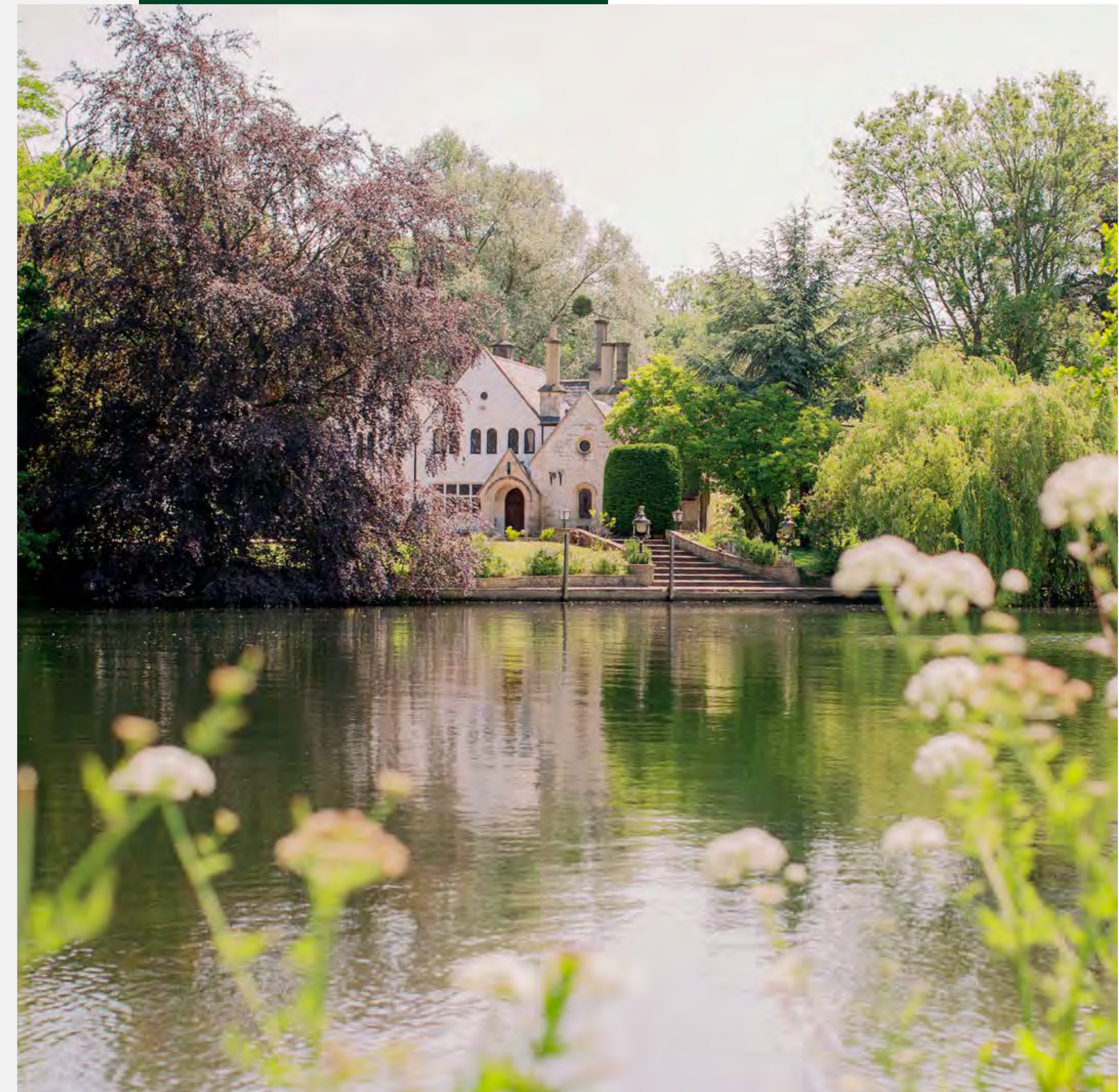
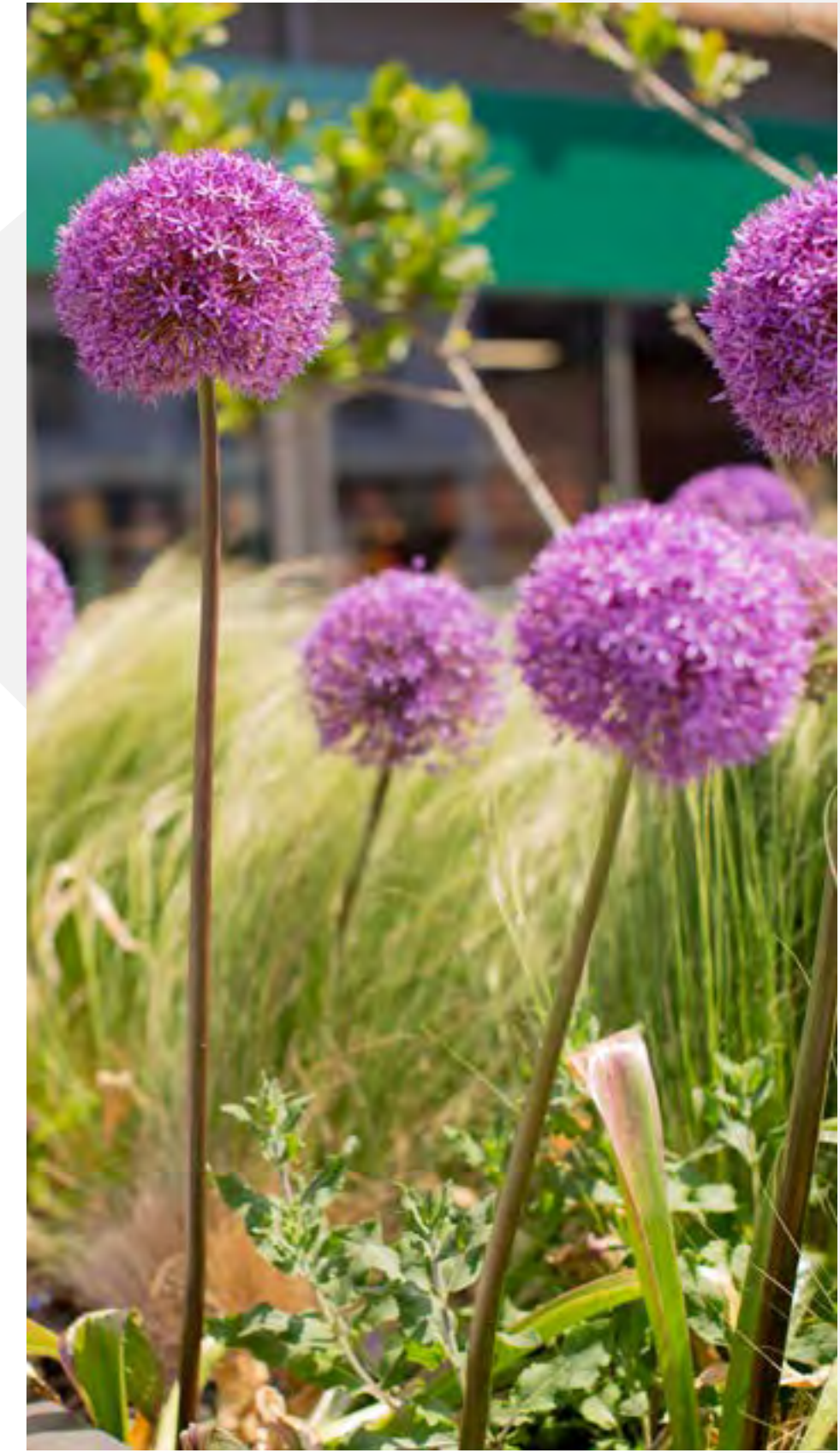


Budgens



Savill Garden Kitchen

Egham is close to theme parks and attractions including Thorpe Park, Chessington World of Adventures, Legoland Windsor and Coral Reef Water Park. There is also a variety of golf courses, Ascot Racecourse, Denbies Wine Estate and a luxury spa at the Runnymede on Thames Hotel.



Egham is surrounded by rolling countryside and gardens including, Savil Garden, Polesden Lacey, Virginia Water and historic landmarks such as Hampton Court Palace and Windsor Castle.