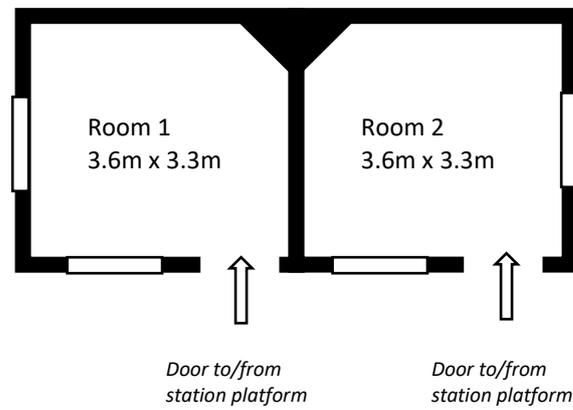


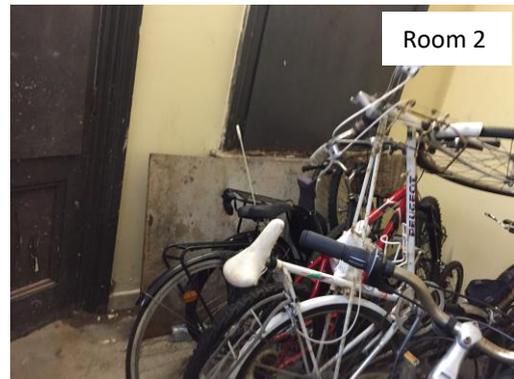
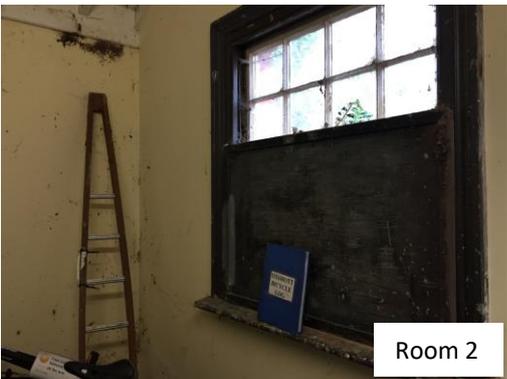
South Western Railway

Floorplan (NB sizes are approx.)



South Western Railway

Oxshott station: Redundant Space for Community Use



South Western Railway

Oxshott station: Redundant Space for Community Use

South Western Railway (SWR) and the Community Rail Network are working together to identify redundant space at railway stations and make it available to community groups and organisations or non-profit/not-for-dividend companies delivering community benefit.

This information sheet details one of the spaces available, at Oxshott station in Surrey. If this space is of interest to you, another booklet is available detailing the process for leasing redundant spaces at stations.

Description of space available

Off platform 2 (for trains towards Guildford), this redundant space at Oxshott station is a pair of rooms. Originally waiting rooms they are currently being used to store abandoned bicycles. Both rooms have lights operated by automatic movement sensors, but there are no other services or facilities in the rooms.

Potential uses

The two rooms would make good store rooms, or display spaces. Only basic decorative work should be necessary to make the rooms useful. However, as they have no water, electrical sockets nor gas, they are not suitable for office accommodation. The windows are currently boarded up as the glass in most of them is smashed. If your proposed use for the room would benefit from the boards being removed, the windows would need replacing.

Access

Each room is accessible off the station platform. There is a long ramp down to platform 2 from the road so step-free access is available. However from the station's ticket office and car park, a stepped footbridge provides the access to platform 2 where the rooms are located.

Facilities/services

Electricity: No sockets, but lighting is present.

Gas: No

Water: No

Heating: No

Windows: Single-glazed, wooden frames. Most are smashed and currently boarded over.

South Western Railway

General advice about redundant space at stations for community use

If you decide to take on this space, following 'in principle' agreement from SWR you will need to liaise with the company's appointed property advisors AmeyTPT. AmeyTPT will issue 'heads of terms' setting out the key details for a new lease. Once heads of terms are agreed, AmeyTPT will obtain approval from SWR, make a formal application to the freeholder, Network Rail Infrastructure Limited (NRIL) and once consents have been received will instruct SWR's solicitors, Hill Dickinson. The lease will have an expiry date no later than the end of the SWR franchise, which is 18 August 2024. Rents will be negotiable but set at a level commensurate with the use of the space as a community asset.

You will be responsible for paying for services (water, gas, electricity) and legal costs for the new lease. SWR will clear the space of its contents but you will be responsible for decorating the space. Should you wish to undertake any building works, you will need to provide SWR with your fit out plans.

Safety is of the utmost importance. All works proposed to the premises, including redecoration will need to be detailed in Method Statements and Risk Assessments that must be approved by SWR's Safety Review team. If structural works are proposed then approval must be obtained from the freehold owner, NRIL.

As a tenant you will be responsible for internal repairs including repairs and redecoration of windows and doors. NRIL is responsible for any repairs to the exterior of the station.

More details about acceptable uses for such spaces, the process for leasing them, and who is responsible for what, are available in another booklet which can be requested via the contact details below.

Contact

For more information or to express an interest in this space, please contact Daniel Wright, Community Rail Support Officer (Community Rail Network), at daniel@communityrail.org.uk / 07398 984784 or Paula Aldridge, Community Rail Manager (SWR) at paula.aldridge@swrailway.com / 07971 799651