



NEXUS HOUSE, STATION ROAD, EGHAM TW20 9LB
A RESIDENTIAL LED MIXED USE DEVELOPMENT OPPORTUNITY



OPPORTUNITY SUMMARY

LOCATED ADJACENT TO EGHAM TRAIN STATION IN EGHAM TOWN CENTRE, NEXUS HOUSE IS A HIGH QUALITY RESIDENTIAL-LED MIXED-USE DEVELOPMENT.

- Site area of 0.43 acre (0.17 hectares) presently supporting a 3-storey office building with 30 car parking spaces. Consisting of a total GIA of 14,285 sq ft.
- Planning granted (RU.22/0844) for a new build scheme comprising:
 - **58** residential units – 100% private.
 - **2,903 sq ft** Commercial space - Class E.
- Excellent connectivity, located c.1-minute walk from Egham Station & a 5-minute walk from Egham Town Station.
- Scope for an alternative student scheme in excess of 150+ beds (STP).
- Freehold sale with vacant possession, offers in excess of **£3,000,000**



SITE DESCRIPTION

EXISTING SITE

The site is an irregular shape, extending 0.43 acres.

Vehicular access to the carpark is currently shared with the train station car park. Agreements are currently being negotiated with Network Rail to reposition this.

RATES

The building has been removed from the rating list by the VOA and therefore there are no rates applicable to the site.

LEGAL

The site is held Freehold under the title number: SY617392.

A copy of the title document is available upon request.



SURROUNDING CONTEXT

LOCATION

Egham, is a well-located commuter town in Surrey. Positioned just 2 miles from Junction 13 of the M25 Motorway offering access to Greater London and the broader national road network.

For air travel, Egham is exceptionally well-placed. London Heathrow Airport, one of the world's busiest international hubs, and lies only five miles to the northwest, making it highly convenient for global travel.

SOCIAL AND SHOPPING

Egham offers shopping and dining scene. The town center features a mix of well-known retailers, such as Waitrose and Tesco, alongside independent shops and boutiques. For dining, Egham supports an array of restaurants, cafes, and pubs.

Nearby, the newly developed Egham Gateway area has introduced additional dining and retail options.

LOCAL SERVICES

Egham has a GP practice, gyms, greenspace and recreational facilities. The town also possesses a diverse mix of schools and educational facilities from primary to university level with Manorcroft Primary School and The Magna Carta School both achieving an Ofsted rating of Good. Royal Holloway University is situated 25-minute walk away supporting c.13,000 students.



COMMUNICATIONS

The site benefits from good road, train and air connections

BY ROAD

The site benefits from excellent road connections, being within close - proximity to the M25 (5 minutes) via the A30, with easy access to the M3 and Heathrow Airport. The site is serviced by nearby bus stops on Church Road and Egham Hill, providing several routes to destinations including Staines-upon-Thames, Windsor, and Ascot.

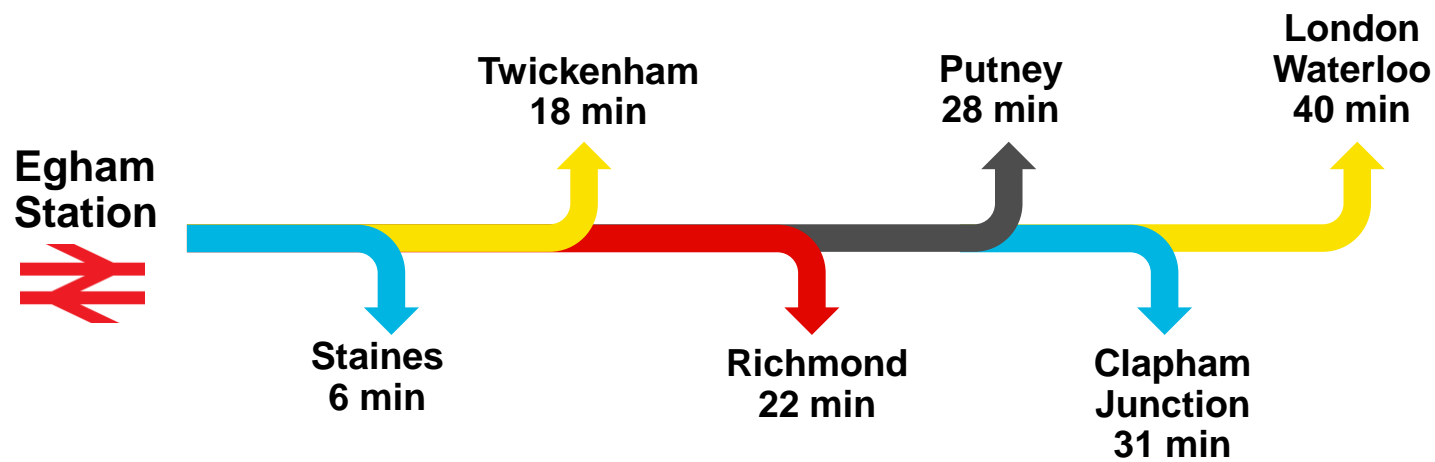
BY RAIL

National Rail services are available at Egham Station, located directly at the site, providing connections to London Waterloo, Reading, and Weybridge. Additional rail connections can be accessed at Staines Station, approximately 3.2 km (2 miles) to the east, offering further routes to London and the southwest. Ascot Station, situated around 11.3 km (7 miles) to the west, provides additional services along the Southwestern Railway network.

BY AIR

London Heathrow Airport situated 5 miles to the Northwest, and Gatwick airport approximately 35 miles to the southwest. Both providing a wide range of domestic and international flights.

KEY COMMUTER CONNECTIONS



PLANNING AND DEVELOPMENT

PLANNING

The Site is located in Surrey bordering Hillingdon and Hounslow Boroughs, is not listed and is not part of a conservation area and is located in Flood Zone 1.

The property was granted planning consent (RU.22/0844) and the s.106 was dated 24/07/2024.

Redevelopment of the site to provide a mixed-use scheme consisting of two buildings of five storeys to accommodate commercial (Class E) and residential (Class C3) uses, including the relocation of the existing vehicular accesses (including the entrance to the Egham Station Car Park) landscaping, car & cycle parking and associated works.

CONSENTED SCHEME

The consented scheme is set to deliver 58 private studios, 1, 2, and 3 bed apartments comprising 35,833 sq ft of residential space over five storeys. The ground floor comprises of 2,906 sq ft of Commercial (Class E) space and 10 car parking spaces.

The scheme is under 18 metres and therefore benefits from not being categorised as a Higher-Risk Building under the Building Safety Act (2022).

CONTRIBUTIONS

CIL	£437,198
S.106 SPA - SANG	£21,220
S.106 SAMM	£9,650
S.106 Monitoring	£435

GROUND FLOOR PLAN



THIRD FLOOR PLAN



ACCOMMODATION SCHEDULE

GROSS AREAS

GIA	SQ M	SQ FT
Commercial	270	2,906
Residential	4,288	46,156
Total	4,558	49,062

RESIDENTIAL BREAKDOWN

BEDS	NUMBER	AREA NIA (SQ FT)	AREA GIA (SQ FT)
Studio	3	1,324	1,705
1 Bed	31	16,921	21,795
2 Bed	21	14,617	18,828
3 Bed	3	2,971	3,827
Total	58	35,855	46,156

EXTERNAL AREAS

UNDER CROFT PARKING	EXTERNAL AMENITY SPACE	EXTERNAL INSET BALCONIES	BOLT ON BALCONIES	NO OF CAR PARKING SPACES
3,165	2,906	2,637	1,432	10

BUILDING A				BUILDING B			
	UNIT TYPE	UNIT SIZE (SQM)	UNIT SIZE (SQFT)		UNIT TYPE	UNIT SIZE (SQM)	UNIT SIZE (SQFT)
GROUND	3B6P FLAT	108	1163	GROUND	3B4P FLAT	79	850
	1B2P FLAT	51	549		1B2P FLAT	50	538
	2B3P FLAT	61	657		3B5P FLAT	89	958
	1B2P FLAT	51	549		2B4P FLAT	70	753
	1B2P FLAT	51	549	LEVEL 1	1B2P FLAT	53	570
LEVEL 1	1B2P FLAT	50	538		1B2P FLAT	50	538
	2B3P FLAT	61	657		2B3P FLAT	61	657
	STUDIO	43	463		1B2P FLAT	50	538
	2B3P FLAT	62	667		1B2P FLAT	51	549
	1B2P FLAT	50	538	LEVEL 2	STUDIO	37	398
	1B2P FLAT	51	549		2B4P FLAT	70	753
	2B3P FLAT	61	657		1B2P FLAT	53	570
	1B2P FLAT	51	549		1B2P FLAT	50	538
	1B2P FLAT	50	538		2B3P FLAT	61	657
LEVEL 2	2B3P FLAT	61	657		1B2P FLAT	50	538
	STUDIO	43	463		2B4P FLAT	70	753
	2B3P FLAT	62	667		2B4P FLAT	70	753
	1B2P FLAT	50	538		2B4P FLAT	71	764
	1B2P FLAT	51	549	LEVEL 3	1B2P FLAT	50	538
	2B3P FLAT	61	657		2B3P FLAT	62	667
	STUDIO	43	463		1B2P FLAT	53	570
	2B3P FLAT	62	667		1B2P FLAT	51	549
	1B2P FLAT	50	538	LEVEL 4	1B2P FLAT	50	538
LEVEL 3	2B4P FLAT	70	753		2B3P FLAT	63	678
	2B3P FLAT	61	657		1B2P FLAT	51	549
	1B2P FLAT	50	538		1B2P FLAT	53	570
	1B2P FLAT	50	538				
	2B4P FLAT	70	753	TOTAL		1,518	16,340
	2B3P FLAT	65	700	TOTAL			
	2B4P FLAT	70	753				
	2B3P FLAT	65	700				

RESIDENTIAL MARKET

MARKET COMMENTARY

Egham's residential market is undergoing significant change, driven by ongoing regeneration efforts in the area. The local housing stock offers a blend of traditional homes and modern apartments, with an increasing focus on mixed-use developments, including the substantial town centre redevelopment Magna Square, completed in 2022, hosting a four-screen cinema, a Budgens store, 67 private apartments, 34 affordable homes plus an additional 10,700 sq ft of new commercial space at ground floor, all encompassed by a new public realm. The development includes 100 rooms for students studying at nearby Royal Holloway, University of London.

In recent years, Egham has seen strong rental demand growth, reflected in the robust letting market. With commercial land being gradually repurposed for residential projects, there is rising demand for commercial sites for development. Egham's excellent transport links, including its proximity to the mainline railway, provide convenient access to London, making the area increasingly attractive to both families and professionals. This has contributed to rising demand and growing investment potential.

House prices in Egham have averaged £505,432 over the last year. Most properties sold in Egham during the last year were semi-detached, selling for an average price of £518,475. Terraced properties sold for an average of £433,197, with flats fetching £276,426.

Overall, the historical sales prices in Egham over the last year were similar to those in the previous year. (Source: Rightmove)



ALTERNATIVE USE OPPORTUNITY

STUDENT



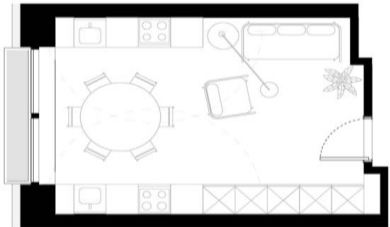
Given the location of the scheme being adjacent to the station and providing access to London Waterloo in under 40 minutes there is an excellent opportunity across alternative uses such as Student.

The demand for student accommodation in Egham remains robust, influenced by Royal Holloway University's growing student population. The university is looking to grow its on site student population to 15,000 by 2029. As a result, the university plans to develop a new student village at Rusham Park, which will add up to 1,400 bed, this highlights the areas need for high quality student accommodation. Given the universities historic and planned growth, the deficit in high quality private student accommodation will likely remain acute.

STUDENT ACCOMMODATION AT NEXUS

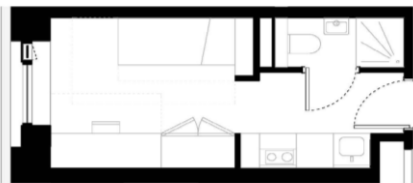
The Site provides the opportunity to deliver an alternative scheme for Private Built Student Accommodation in excess 150+ beds within the same massing of the consented residential scheme, subject to achieving the necessary consent. See the existing notable schemes below.

Kitchen



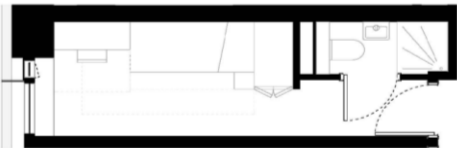
Typical cluster LKD layout

Studio



Typical studio layout

Cluster



Typical cluster bedroom layout



C.12,165 FULL TIME STUDENTS ATTENDING ROYAL HOLLOWAY IN 2022/23 (HESA, JAN 2025)



APPLICATIONS PER PLACE IN 2025 WAS 5.3:1



C.2,875 FULL TIME INTERNATIONAL STUDENTS ATTENDING ROYAL HOLLOWAY IN 2022/23



15% STUDENT GROWTH OVER THE PAST 5 YEARS



Source: HESA 2025, The Times Good University Guide 2025

ACCOMMODATION	OPERATOR	ROOM TYPE	WEEKS	RENTS 2025/26 (PER WEEK)
Parish Hall	Derwent Students	Studio	40/50	£305/£225
Straits Garden	Prestige Student Living	Classic Studio	44/51	£315/£305
		Premium Studio	44/51	£325/£315
		Premium Studio Plus	51	£359
		Deluxe Studio	51	£379
		Deluxe Plus Studio	51	£389
		Penthouse	51	£440 (sold out)
		1 bed apartment	51	£450
The Garage	CRM Students	Classic En-Suite Cluster (6 beds)	45/51	£283/£273
		Premium En-Suite Cluster (6 beds)	33/45/51	£290/£288/£278
		Classic En-Suite Cluster (4 beds)	33/45/51	£285/£283/£293
		Premium En-Suite Cluster (4 beds)	33/45/51	£295/£298/£288
		Classic Studio	51	£339
		Premium Studio	51	£349
		Premium Studio Plus	51	£369
		Deluxe Studio	51	£398
		Executive Studio	51	£452
		Penthouse	51	£459
The Pad	iQ	Bronze En Suite	44/51	£291/£270
		Bronze En Suite Plus	51	£275
		Silver Two Bed Apartment	51	£280
		Silver En Suite	51	£280
		Silver En Suite Plus	51	£285
		Gold En Suite Plus	51	£287
		Gold En Suite Plus	51	£292
The Podium	iQ	Bronze En Suite	51	£263
		Bronze Two Bed Apartment	51	£275
		Silver En Suite	51	£273
		Gold En Suite	51	£282
		Gold Two Bed Apartment	51	£288

FURTHER INFORMATION

TENURE

This site is for sale freehold (title numbers: SY617392)

VAT

The property has been elected for VAT

VIEWING

Site access is strictly by appointment only. Please get in touch with Montagu Evans to arrange site access.

DATAROOM

Access to the data room can be found here: <https://nexushouse-egham.co.uk>

METHOD OF SALE

The site will be sold by way of informal tender.

Offers are invited in excess of **£3,000,000**

Our client reserves the right not to accept the highest or any offer received.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, the purchaser and any beneficial owner will be required to present two forms of identification.

Evidence/proof of the source of funds being relied upon to complete the transaction will also be required.



ENQUIRES AND VIEWING ARRANGEMENTS

FOR DETAILS OR VIEWING ARRANGEMENTS PLEASE CONTACT:



RESIDENTIAL:



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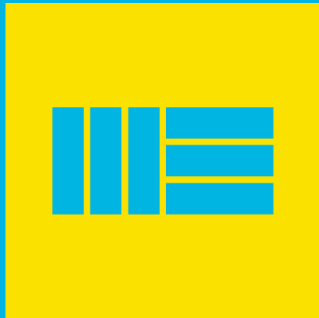
- (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract.
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January 2025



MONTAGU EVANS

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.