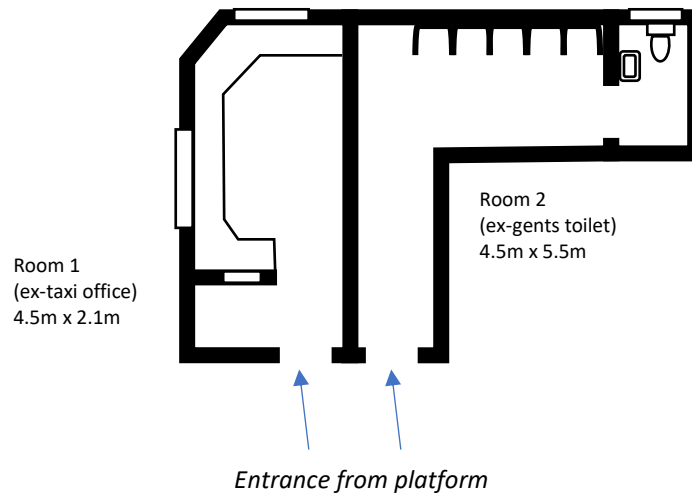


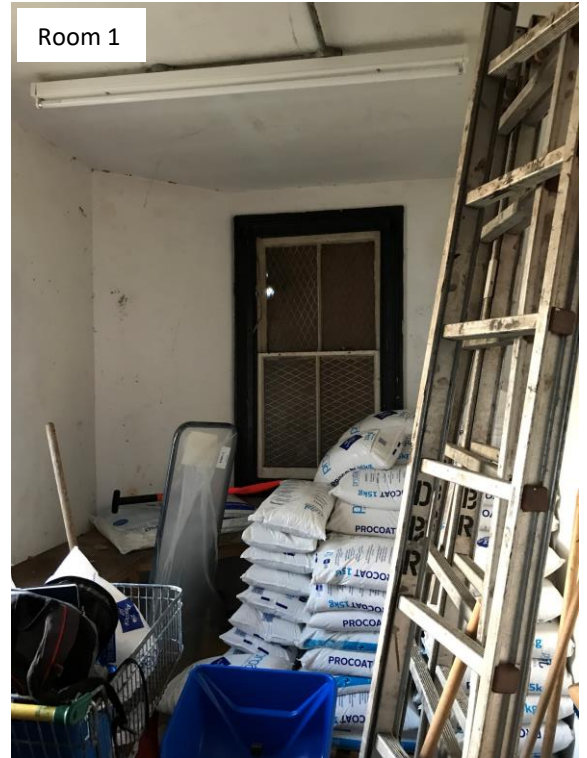
South Western Railway

Floorplan (NB sizes are approx.)



South Western Railway

Addlestone station: Redundant Space for Community Use



South Western Railway

Addlestone station: Redundant Space for Community Use

South Western Railway (SWR) and Community Rail Network are working together to identify redundant space at railway stations and make them 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 Addlestone 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

This redundant space at Addlestone station is a pair of rooms on platform 1 (the platform for trains towards Weybridge). It is likely that only one of the rooms can be made available, with the other being retained by SWR for station storage purposes, although there is flexibility on which one of the two can be made available.

Room 1 was, until a few years ago, used as an office by a taxi company. It has an internal partition wall, which could be removed. It has lights and electrical sockets but these are not currently connected. It has a hole in the ceiling above the entrance door, and there is evidence of water ingress with the floor wet; this is awaiting repair by Network Rail. If a potential tenant came forward for Room 1 it would be possible to request further information on when such a repair might be completed.

Room 2 is the ex-gents toilet, which benefits from skylight windows, but also has a light fitting (currently disconnected). The water supply is currently disconnected. Both rooms have windows, currently boarded up.

Potential uses

Properly repaired and redecorated, the smaller room could make an office for a small community organisation. Alternatively, repaired and redecorated to a basic level, either room could make a storeroom. SWR and Community Rail Network are, however, open to any reasonable suggestion for community use and this list is not exhaustive.

Access

Each room is accessed via a door on the railway station platform. Step free access is available from the street to the doors of these redundant spaces, via a ramp to the platform.

Facilities/services

Electricity: Yes (disconnected)

Gas: Not applicable

Water: Yes (disconnected)

Heating: No

Windows: Single-glazed, boarded up

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 is expected to have an expiry date of 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