

# MAGNA SQUARE, EGHAM



CATERING, LEISURE & RETAIL OPPORTUNITIES

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# THE NEW PLACE TO BE

Magna Square is a stunning new mixed use development in historic Egham, Surrey.

With a scheduled opening in early 2022, Magna Square is located in a highly prominent position at the gateway of the town centre sitting on Church Road, the main thoroughfare through central Egham. The scheme will comprise four brand new blocks with an extensive open-air, traffic free boulevard connecting the buzzing High Street to Station Road.

Magna Square will comprise a fantastic four-screen cinema, a new and improved Budgens Supermarket, 101 private dwellings, 100 student beds plus an additional 10,700 sq ft of new commercial space at ground floor, all encompassed by a new public realm.





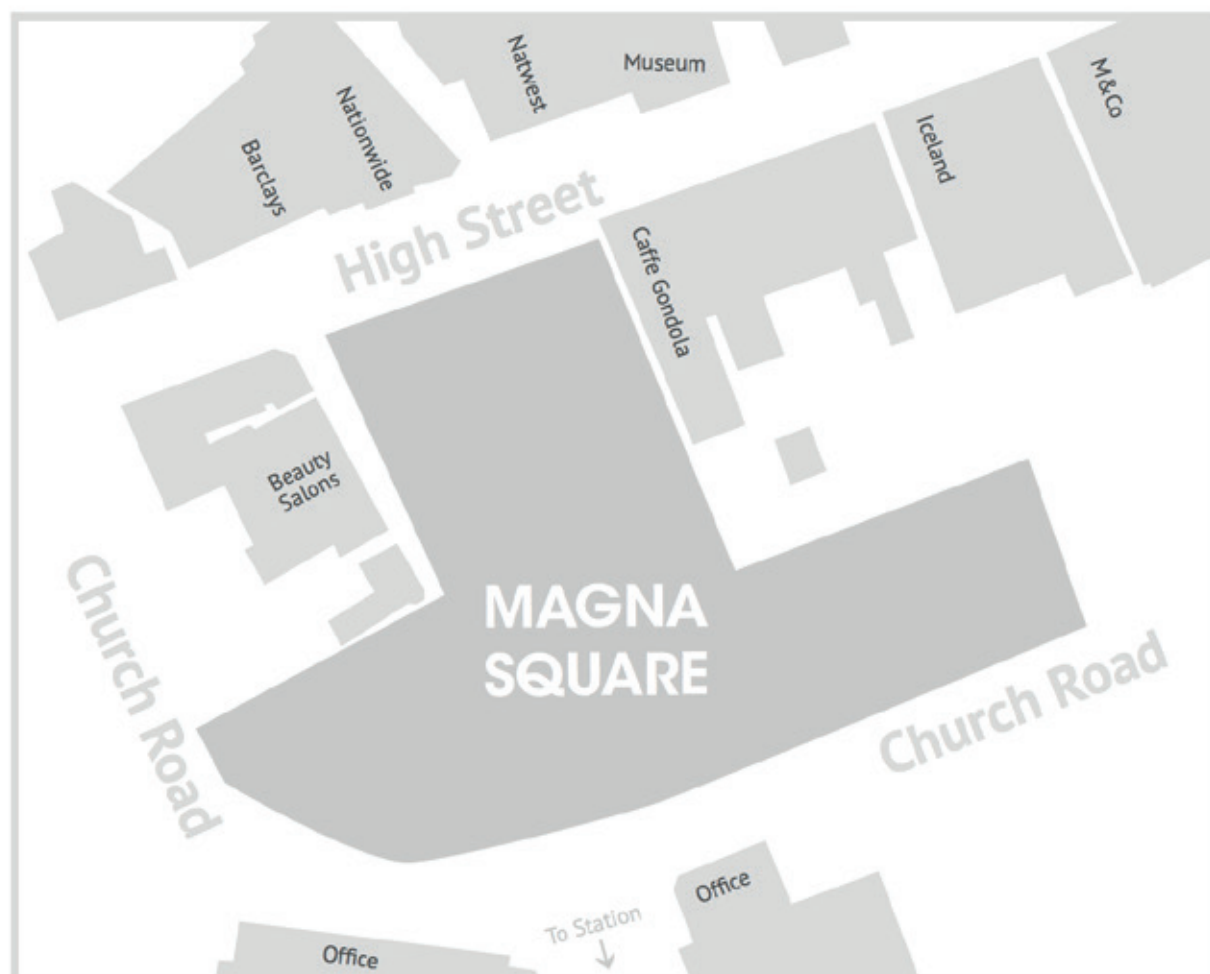
# MAGNA SQUARE KEY FACTS



- 4 screen Everyman cinema
- 3,400 sq ft new and improved Budgens
- 4 new commercial units totalling 10,700 sq ft
- 100 residential units
- 101 student beds
- New public realm including traffic-free boulevard
- Opening 2022



# ALL ABOUT EGHAM, SURREY



Egham is a historic university town with its roots dating back to the seventh century. Sitting within the Borough of Runnymede, Egham is close to the site where the Magna Carta was signed in 1215 but now boasts a catchment population of over 100,000 with 10,000 students attending Royal Holloway, University of London in the town.

The socio-demographic characteristics of Egham compare favourably to the GB average. Egham tracks well ahead of the benchmark on Classes 1-4 of the Social Class Breakdown and significantly ahead of the GB average in Prestige Positions and Domestic Success within the Mosaic Groups.\*

Egham is located two miles from Staines on Thames but has a strong independent retail offering set around the lovely High Street. Brands represented include Waitrose, Tesco, Boots, Superdrug, M&Co, Costa Coffee, Caffe Nero and Greggs alongside a host of other national multiple retailers amongst a scattering of local retail and catering occupiers. The town is served by nearly 400 car parking spaces with a direct train service to London Waterloo which takes around 40 minutes.

\*Source: Experian





# ACCOMMODATION SCHEDULE

|         |                          |
|---------|--------------------------|
| Unit A1 | - 3,400 sq ft (316 sq m) |
| Unit A2 | - Let to Budgens         |
| Unit B1 | - 3,300 sq ft (307 sq m) |
| Unit B2 | - 680 sq ft (63 sq m)    |
| Unit C1 | - 3,340 sq ft (310 sq m) |
| Unit C2 | - Let to Everyman        |

There is the potential to split the three larger units – further details upon request.  
The units will be handed over at shell specification with capped off services, but with shop fronts installed.



## CONTACT & FURTHER INFORMATION



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