



Former Fratton Police Station, Kingston Crescent, Portsmouth, PO2 8BU

Former Police Station with Redevelopment Potential STPP

Summary

Tenure	For Sale
Available Size	33,393 sq ft / 3,102.31 sq m
Business Rates	Upon Enquiry
EPC Rating	D (93)

Key Points

- 1.08 Acre (0.44 Ha)
- Four Storey Detached Former Police Station
- Offers Sought for Freehold with Vacant Possession
- Gateway Location in a Mixed Use Area
- Potential for redevelopment (STPP)

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Description

The property comprises a 4 storey building of concrete frame construction faced in brickwork at ground level. The approximate date of construction is 1975. Internally, the property is configured to provide office space and cells for police use and will therefore require comprehensive refurbishment to convert it to an alternative use or would provide an excellent opportunity for redevelopment (STPP).

There are additional access rights, further details can be provided upon request.

Location

Fratton Police Station is situated on Kingston Crescent, a gateway site into Portsmouth. The site is ideally situated just off the M275 at the entrance to Portsmouth, located close to the Ferry port. The M275 provides excellent links to nearby cities such as Southampton via the M27 and London via the M3 or A3(M).

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Basement	1,424	132.29	Available
Ground	10,781	1,001.59	Available
1st	8,713	809.46	Available
2nd	7,817	726.22	Available
3rd	4,658	432.74	Available
Total	33,393	3,102.30	

Terms

Offers are sought for the freehold with vacant possession.

Given the wide variety of end uses, we are not advising a guide price. We are inviting offers on a conditional basis.

Further details, including floor plans are available at www.hampshirepoliceproperties.com

Other Costs

Legal Costs - Each party to bear their own legal costs incurred in the transaction

VAT - Unless otherwise stated all costs and prices are exclusive of VAT at the prevailing rate.

Joint Agents

Lambert Smith Hampton

Graham Holland

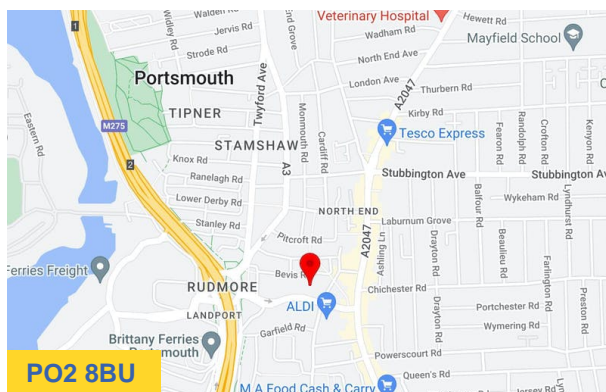
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