



**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

For Sale

Former Police Station

Police Station with redevelopment potential (STP)

Eastleigh Police Station, 30 Romsey Road and 16/20 Leigh Road, Eastleigh SO50 9DG



- 1.7 Acres (0.68 Ha)
- City Centre Location
- Two storey detached police station and
- Potential for redevelopment (STP)



Lambert Smith Hampton

3rd Floor, Enterprise House, Ocean Way, Southampton SO14 3XB T +44 (0)23 8033 0041

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Location

Eastleigh Police Station is situated on Leigh Road to the west of Eastleigh town centre. The property is conveniently located within close proximity to the train station (0.3 miles) providing a direct service to London Waterloo (1hr 20 mins) and Junction 13 of the M3.

Eastleigh town centre is a short walk away providing good access to Sainsburys, the Swan Centre and Market Street which offers a wide selection of shops and eateries. Additionally, The Point Arts Centre and the Park with its bandstand are within a short distance of the site. The area is also well served by primary and secondary schools.

Description

The main building is a two storey purpose-built Police Station of traditional load-bearing brick with a tiled pitched roof. To the rear of the site are a pair of semi detached houses and to the western corner a detached house.

There are also various single storey buildings and portacabins to the rear of the site. There is car parking provision on site, which is accessed from Toynbee Road and there is an additional access to the west of the site, not currently in use, off Romsey Close.

Internally the main building is configured to provide office space and cells for the former Police Station and will therefore require comprehensive refurbishment to convert it to an alternative use.

The whole site extends to approximately 0.68ha (1.67acres).

Accommodation

We are advised the approximate gross internal areas are as follows:

Accommodation	Sq Ft	Sq M
Main Building Ground Floor	6,353	590.18
Main Building First Floor	2,737	254.28
Block A Ground Floor	973	90.39
Block A First Floor	971	90.17
Block B Ground Floor	876	81.41
Block B First Floor	734	68.21
Block C	1,445	134.23
TOTAL	14,089	1,308.87

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

Offers are sought for the freehold with vacant possession. These particulars are to be read in conjunction with the guidance notes for the benefit of prospective purchasers.

Please be advised that the tender date is set for 12th of January 2018. All offers must be submitted by 12 noon, a bid submission request will be sent prior to this date, please ensure you register with LSH to receive this.

Planning

We have engaged with the LPA and a pre-app has been completed. In our view, the site has potential for residential redevelopment, subject to planning. Further details can be provided upon request.

Please note that the property is locally listed.

EPC

Energy Performance Asset Ratings are as follows:

Main Building D82
Block A D79
Block B - D 89
Block C D 89

The certificates are available upon request.

Website/Data Room

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

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Graham Holland
Lambert Smith Hampton
023 8071 3074
grholland@lsh.co.uk

Andy Gibbs
Lambert Smith Hampton
023 8020 6112
agibbs@lsh.co.uk

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Access from Toynbee Road



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Site Plan (for indicative purposes only)

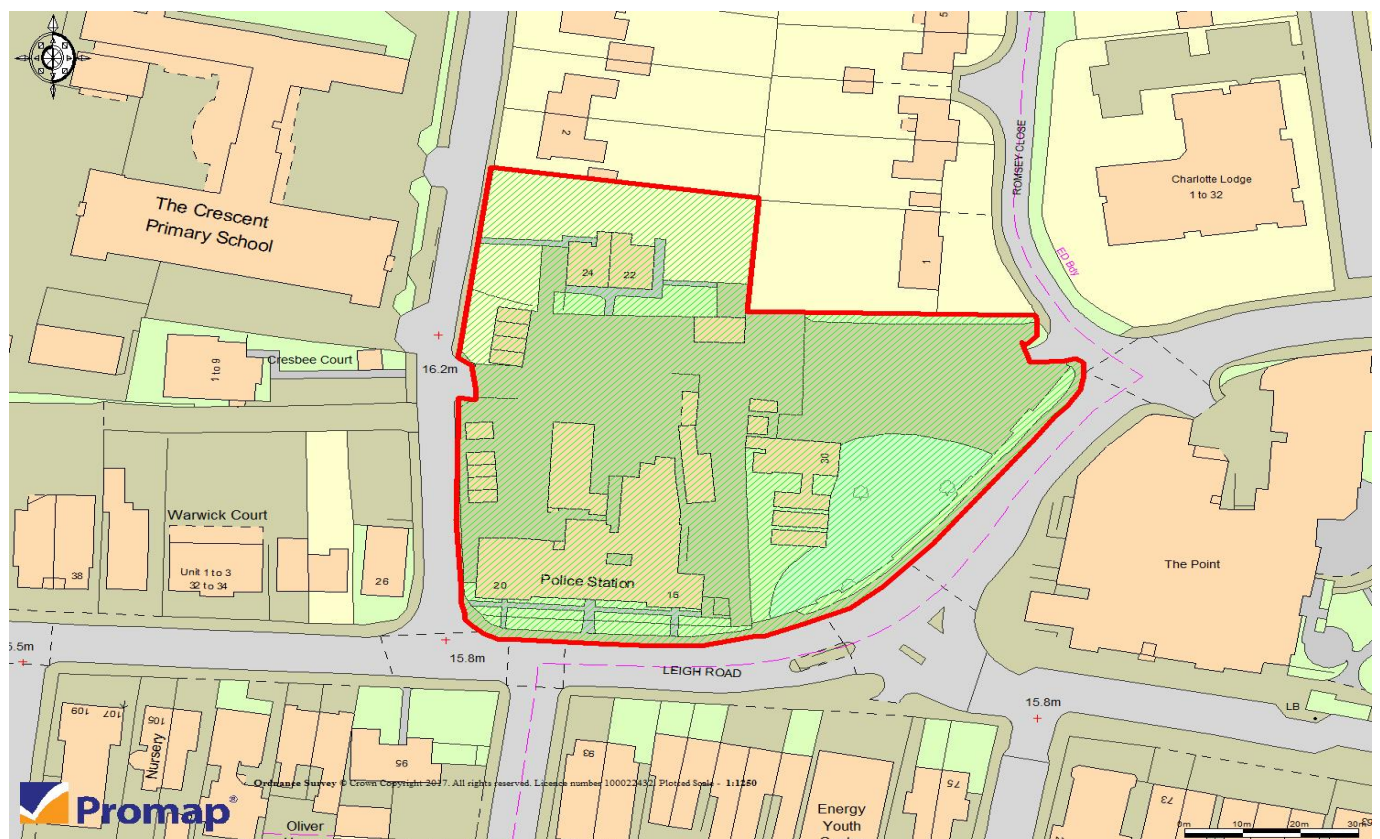


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Location

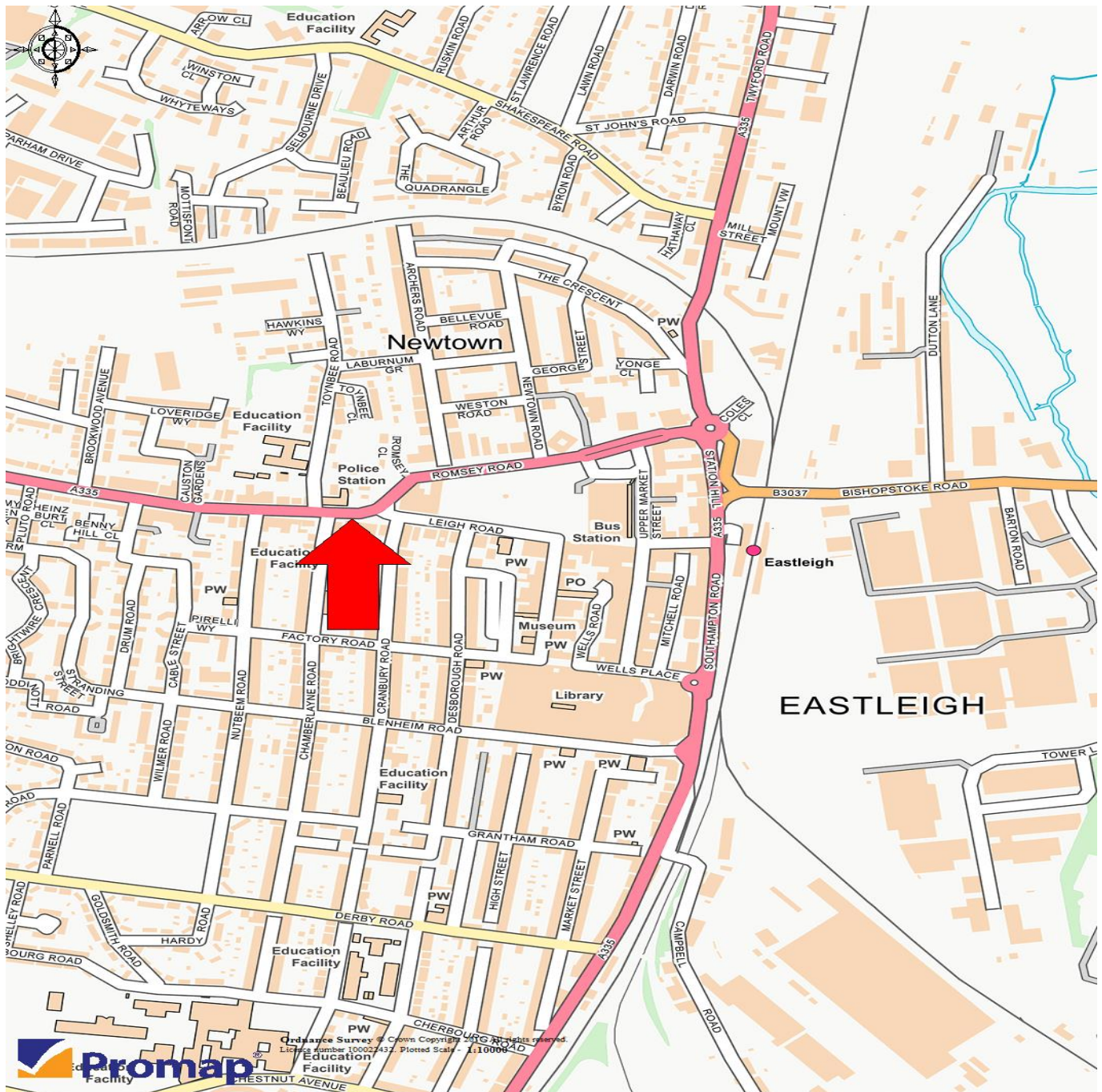


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