



**Lambert
Smith
Hampton**
023 8033 0041
www.lsh.co.uk

For Sale

Former Police Station

Police Station with redevelopment Potential (STPP)

Basingstoke Police Station, London Road, Basingstoke RG21 4AD



- 0.861 Acres (0.348 Ha)
- City Centre location
- Three storey police station
- Potential for redevelopment (STP)



Lambert Smith Hampton

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Basingstoke Police Station, London Road, Basingstoke RG21 4AD

Location

Basingstoke is one of the largest towns in Hampshire, located 30 miles northeast of Southampton, 48 miles southwest of London, and 19 miles northeast of Winchester.

The Police Station is conveniently situated on London Road within Basingstoke City Centre, approximately 0.5 miles to the south of Basingstoke Train Station. London Road is within 1.4 miles of the A339 which joins the M3 at Junction 6.

The site is positioned within a 5 minute walk of the leisure complex, Festival Place, which offers a wide variety of shops, restaurants, cinema, sports centre and library.

Description

The police station is a 3 storey property with a basement. To the east of the premises, there is a separate block containing garages, workshops and stores.

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.

The site extends to approximately 0.861 acres in total.

Accommodation

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

Accommodation	Sq Ft	Sq M
Basement	2,133	198.17
Ground Floor	8,385	778.96
First Floor	5,074	471.39
Second Floor	5,062	470.31
Storage Block	3,171	294.60
Total	23,825	2,213.43

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 15th September. All offers must be submitted by 12 noon, a bid submission request will be sent prior to this date.

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.

EPC

Energy Performance Asset Rating - C 73.
The certificate is available upon request.

Website

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

Important information

Within the main police station, there is a plaque dating from 1816 commemorating the original Basingstoke Police Station in New Street.

Any agreement to sell this site will be conditional upon the careful removal and retention of the plaque.

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

Basingstoke Police Station, London Road, Basingstoke RG21 4AD

Car park



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Site map (for indicative purposes only)



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Basingstoke Police Station, London Road, Basingstoke RG21 4AD

Location



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