



Fratton Police Station, Kingston Crescent, Portsmouth P02 8BU

**FOR SALE**

Police Station with redevelopment  
potential STPP

**33,393 Sq Ft**  
**(3,102 Sq M)**



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

## DESCRIPTION

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

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

Additional information including floor plans are available at <https://sites.lsh.co.uk/Fratton/>

- ✓ 1.018 acre (0.412 ha)
- ✓ Gateway location in a mixed use area
- ✓ Four storey detached police station
- ✓ Potential for redevelopment (STPP)
- ✓ Offers sought for the freehold with vacant possession



## 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

Net Internal Areas	sq ft	sq m
Basement	1,424	132
Ground Floor	10,781	1,002
First Floor	8,713	809
Second Floor	7,817	726
Third Floor	4,658	433
<b>Total</b>	<b>33,393</b>	<b>3,102</b>

## VAT

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

## LEGAL COSTS

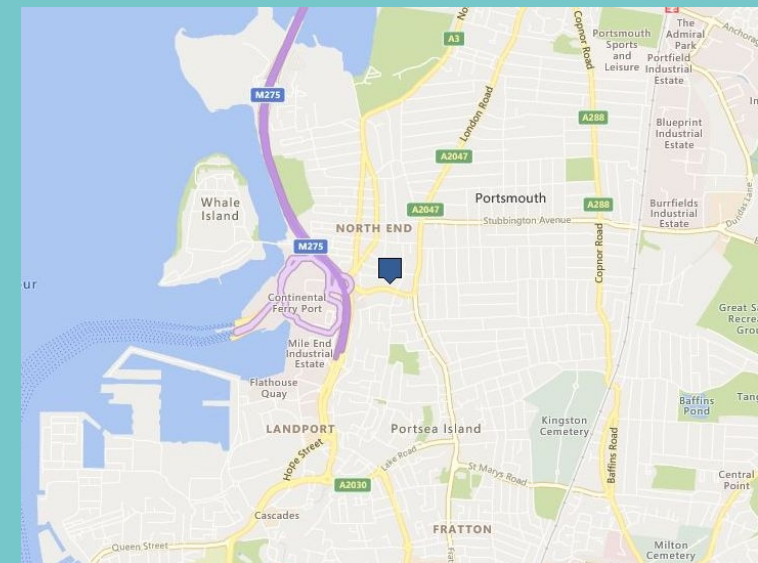
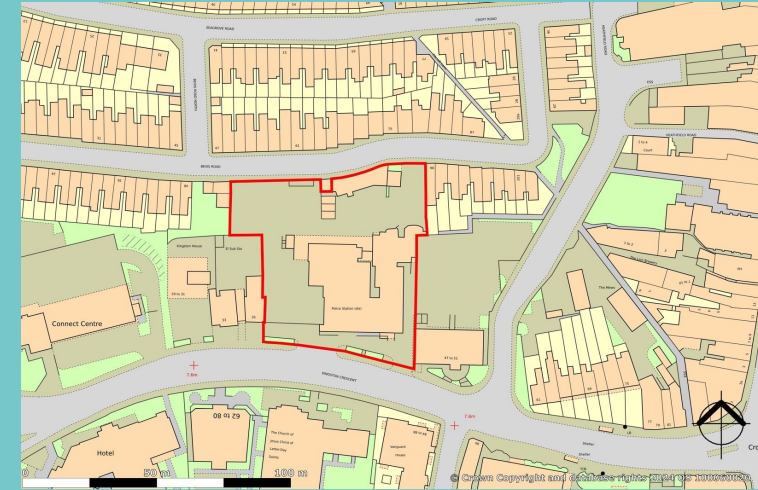
Each party to be responsible for their own legal costs incurred in any transaction.

## TERMS

Offers are sought for the freehold with vacant possession. Further details are available on request.

## EPC

D-93



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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