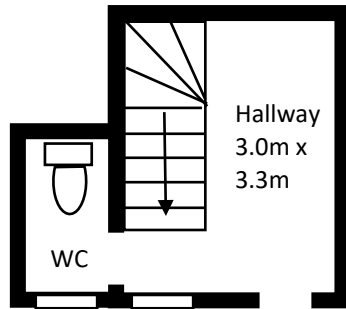
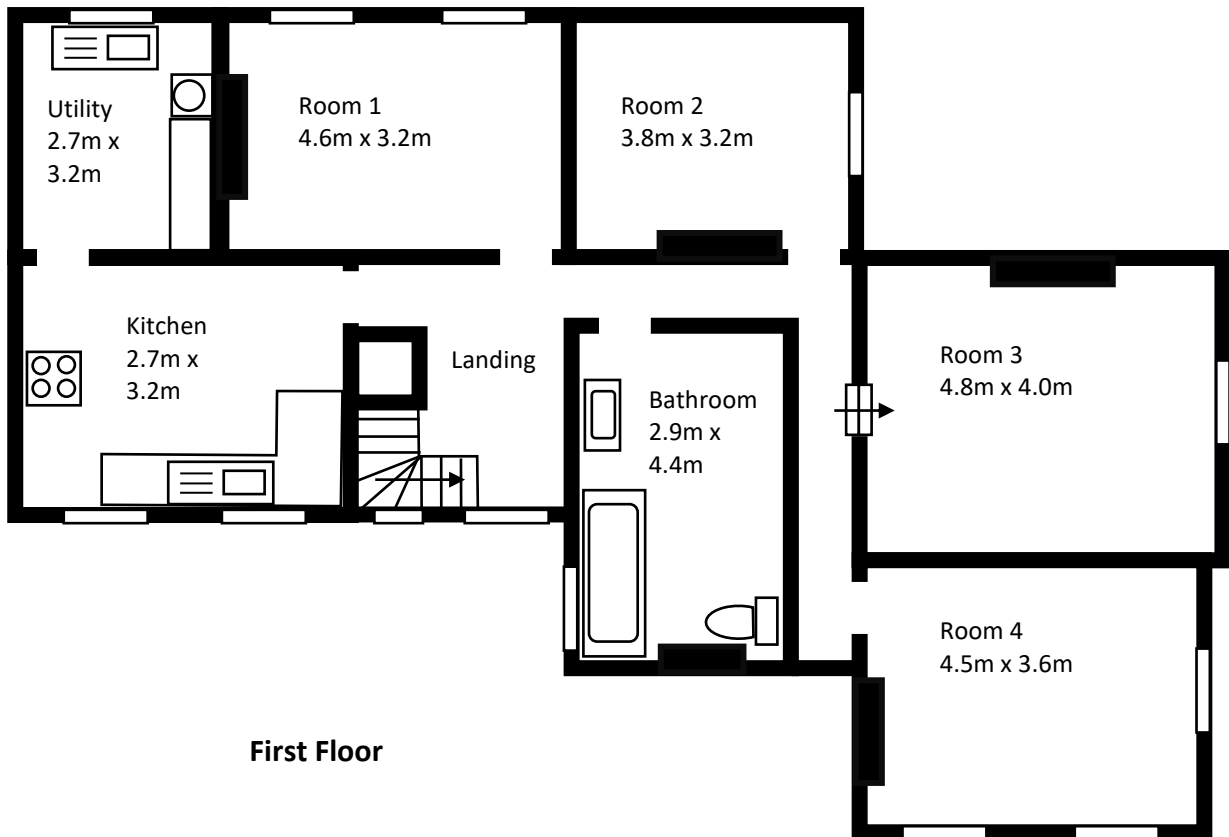


South Western Railway

Floorplan (NB sizes are approx.)



Ground Floor



First Floor

South Western Railway

Cosham station: Redundant Space for Community Use



Kitchen



Utility



Room 1



Bathroom



Room 2



Room 3



Room 4

South Western Railway

Cosham station: Redundant Space for Community Use

South Western Railway (SWR) and the Community Rail Network are working together to identify redundant space at railway stations and make them available to community groups and organisations or non-profit/not-for-dividend companies delivering community benefit.

This information sheet details one of the spaces available, at Cosham station in Portsmouth. If this space is of interest to you, another booklet is available detailing the process for leasing redundant spaces at stations.

Description of space available

This redundant space at Cosham station is the old station-master's flat above the ticket office adjacent to platform 2 (for trains towards the coast). It has four good sized rooms plus a kitchen, a utility and a bathroom, as well as a WC on the ground floor. Full redecoration will be required throughout. Services are present but disconnected and you should expect to replace sanitary ware and kitchen fittings. Gas fired central heating is fitted but the boiler will almost certainly need replacing.

Potential uses

Properly refurbished, this building could make an ideal office for a small community business or as a shared facility for more than one community business. Craft workshops are another possibility. SWR and the Community Rail Network are, however, open to any reasonable suggestion for community use and this list is not exhaustive. Please note that the building is not currently fire-rated for residential use.

Access

Access is off the station forecourt, through a lockable door. Steps up to the flat mean the space is not accessible to all.

Facilities/services

Electricity: Yes (disconnected)

Gas: Yes (disconnected)

Water: Yes, in bathroom / WC / kitchen / utility (disconnected)

Heating: Gas fired radiators (but assume boiler will need replacing)

Windows: Single-glazed with wooden frames

South Western Railway

General advice about redundant space at stations for community use

If you decide to take on this space, following 'in principle' agreement from SWR you will need to liaise with the company's appointed property advisors AmeyTPT. AmeyTPT will issue 'heads of terms' setting out the key details for a new lease. Once heads of terms are agreed, AmeyTPT will obtain approval from SWR, make a formal application to the freeholder, Network Rail Infrastructure Limited (NRIL) and once consents have been received will instruct SWR's solicitors, Hill Dickinson. The lease will have an expiry date no later than the end of the SWR franchise, which is 18 August 2024. Rents will be negotiable but set at a level commensurate with the use of the space as a community asset.

You will be responsible for paying for services (water, gas, electricity) and legal costs for the new lease. SWR will clear the space of its contents but you will be responsible for decorating the space. Should you wish to undertake any building works, you will need to provide SWR with your fit out plans.

Safety is of the utmost importance. All works proposed to the premises, including redecoration will need to be detailed in Method Statements and Risk Assessments that must be approved by SWR's Safety Review team. If structural works are proposed then approval must be obtained from the freehold owner, NRIL .

As a tenant you will be responsible for internal repairs including repairs and redecoration of windows and doors. NRIL is responsible for any repairs to the exterior of the station.

More details about acceptable uses for such spaces, the process for leasing them, and who is responsible for what, are available in another booklet which can be requested via the contact details below.

Contact

For more information or to express an interest in this space, please contact Daniel Wright, Community Rail Support Officer (Community Rail Network), at dan@communityrail.org.uk / 07398 984784 or Paula Aldridge, Community Rail Manager (SWR) at paula.aldridge@swrailway.com / 07971 799651