

Decision ID: **PCCDJ 000836 2025**

Decision title

To take a lease of office premises on ground, first and fourth floor Eastleigh House, Upper Market Street, Eastleigh, Hampshire, SO50 9YN.

Executive summary

In order to fulfil the priorities set out in the *Police and Crime Plan 2024-2028*, there is a requirement for additional office space in Eastleigh. In addition, a location for a new front counter is needed in the centre of Eastleigh. Therefore, terms have been agreed for a lease of premises at Eastleigh House. This consists of 1,472 square feet on the ground floor, 5,848 square feet on the first floor and 3,050 square feet on the fourth floor. The premises would be taken on a single lease for a term of 5 years. There would not be a break clause. The rent would be £145,180 per annum. This equates to £14.00 per square foot. There would be no rent review.

The lease would be outside the security of tenure provisions of the Landlord and Tenant Act 1954 and would be granted on internal repairing terms. The OPCC would be liable for the service charge, business rates and utilities.

There would be a right to occupy 20 parking spaces in the adjoining Wessex House.

In order to fit out the premises for appropriate use, OPCC would prepare a specification of work and this would form part of a licence to alter.

Each party would pay their own legal costs.

Recommendation(s)

That OPCC complete a new lease on the above terms.

Statement on publication

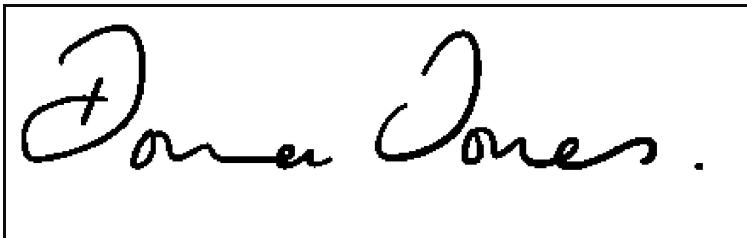
This Decision Record and supporting Decision Request documentation is suitable for publication.

Police and Crime Commissioner approval

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I hereby **approve** the recommendation above.

Signature:

A handwritten signature in black ink that reads "Donna Jones".

Name: **Donna Jones**
Police and Crime Commissioner for Hampshire

Date: 17-Dec-25