

# WITLEY NEW AND REFURBISHED CHARACTER OFFICE BUILDINGS

452 - 1,498 sq ft (42.0 to 139.4 sq m)

www.hurstwarne.co.uk



**Ardington Courtyard, Roke Lane, Witley, Nr Godalming GU8 5NF**

## FOR SALE

- Invest in your own property
  - Commercial property can be held in a SIPP
  - Free from landlord and lease agreements
- Size to suit your needs
- Convenient onsite parking and visitor spaces
- Disabled access and lift (unit 5 only)
- All units ready for use
  - Kitchenette and toilet facilities
  - Individual heating system
  - Perimeter trunking
  - Finished flooring
  - Broadband available

Regulated by RICS



**RICS**

**TELEPHONE 01372 360190**

Agency • Investment • Development • Asset Management • Landlord & Tenant

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Property Agent in Surrey**Hurst Warne****01372 360190**[www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

## Location

Ardington Courtyard is situated close to the centre of Witley, approx. 7 miles south of Guildford and 3 miles south of Godalming. The development is situated just off the A283 Godalming to Petworth road and the A3 London to Portsmouth trunk road (approximately 1 mile). It is strategically located bordering the green belt. Mainline rail access is available at Witley and Milford, both less than 2 miles away.

### Amenities:

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### Accommodation:

BUILDING	SIZE (SQ FT)	PARKING SPACES	QUOTING
Unit 1	800	4	SOLD
Unit 2	785	4	SOLD
Unit 3	452	2	SOLD
Unit 4	452	2	SOLD
Unit 5	1498	6	£250,000

All areas are Gross Internal

### VAT

VAT will apply to the above sale prices.

### Tenure

The premises are available freehold.

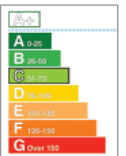
### Viewing and further information contact:

Strictly by appointment with the joint sole selling agents:

Mark Leah  
mark@hurstwarne.co.uk

Andy Russell  
andy@gascoignes.com

For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website  
[www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)



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SUBJECT TO CONTRACT Prices &amp; rentals are subject to VAT where applicable

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### Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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