

Gascoignes

CHARTERED SURVEYORS
www.gascoignes.com

Commercial Agents • Surveyors and Valuers • Development Consultants • Property Managers • Land and Town Planning Consultants

NEW AND REFURBISHED CHARACTER BUILDINGS **5 COMMERCIAL UNITS FOR SALE**

452 - 1498 SQ FT (42.0 - 139.4 SQ M) APPROX. GIA



ARDINGTON COURTYARD • ROKE LANE • WITLEY • NR GODALMING • SURREY • GU8 5NF

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.

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KEY BENEFITS

- 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
- All units ready for use
 - Kitchenette and toilet facilities
 - Individual heating system
 - Perimeter trunking
 - Finished flooring
 - Broadband available
- Disabled access and lift (unit 5 only)

ACCOMMODATION:

BUILDING	SIZE (SQ FT)	PARKING SPACES	QUOTING
Unit 1	800	4	SOLD
Unit 2	785	4	SOLD
Unit 3	452	2	UNDER OFFER
Unit 4	452	2	SOLD
Unit 5	1498	6	£395,000

All areas are Gross Internal

VAT:

VAT will apply to the above sale prices.

TENURE:

The premises are available freehold.

VIEWING:

Strictly by prior appointment through joint sole agents:

Contact:
Andy Russell
andy@gascoignes.com



Contact:
Nick Smith
nick@hurstwarne.co.uk



NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4336372.