



2 Ardington Courtyard

Roke Lane, Godalming, GU8 5NF

Freehold self contained office building

830 sq ft
(77.11 sq m)

- 5 allocated parking spaces
- Kitchenette
- Gas central heating
- Perimeter trunking
- Potential for residential conversion

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Summary

Available Size	830 sq ft
Price	£250,000
Rates Payable	£6,237.50 per annum
Rateable Value	£12,500
EPC Rating	Upon Enquiry

Description

The unit comprises a modern self-contained office unit split over 2 floors built in circa 2007, whilst retaining character features such as a vaulted ceiling and glazed timber framed elevations. The external elevations are of brick and timber construction under a pitched tile roof. The office benefits from kitchenette and toilet facilities, gas central heating, perimeter trunking and 5 allocated parking spaces. A management company made up of the adjoining property owners manage the common parts of Ardington Courtyard.

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). Mainline railway access is available at Witley and Milford, both less than 2 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	415	38.55
1st	415	38.55
Total	830	77.10

Terms

We have been instructed to dispose of the freehold interest (title number SY767000).

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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