

# STRIDE & SON

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Lower Street, Fittleworth

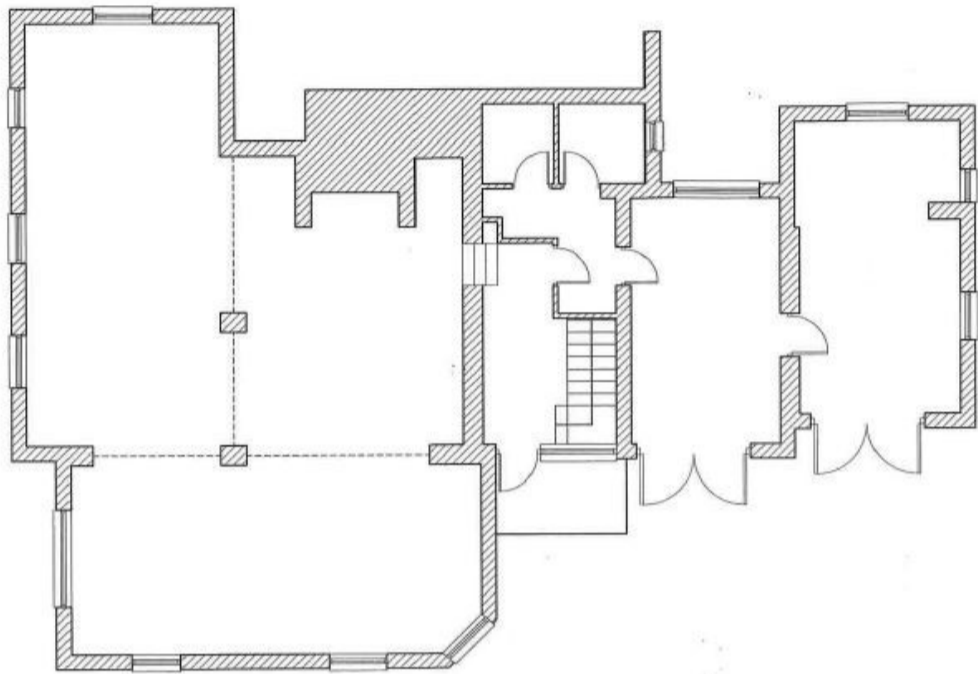
**Walnut Tree Yard, Lower Street, Fittleworth, RH20 1JE.**

Situated in the centre of this popular village a substantial office building which was recently a design studio and office extending to approximately **2900 sq. ft.** The property has a good-sized **car park to the side with space for some 8 cars** and 2 substantial brick-built outbuildings.

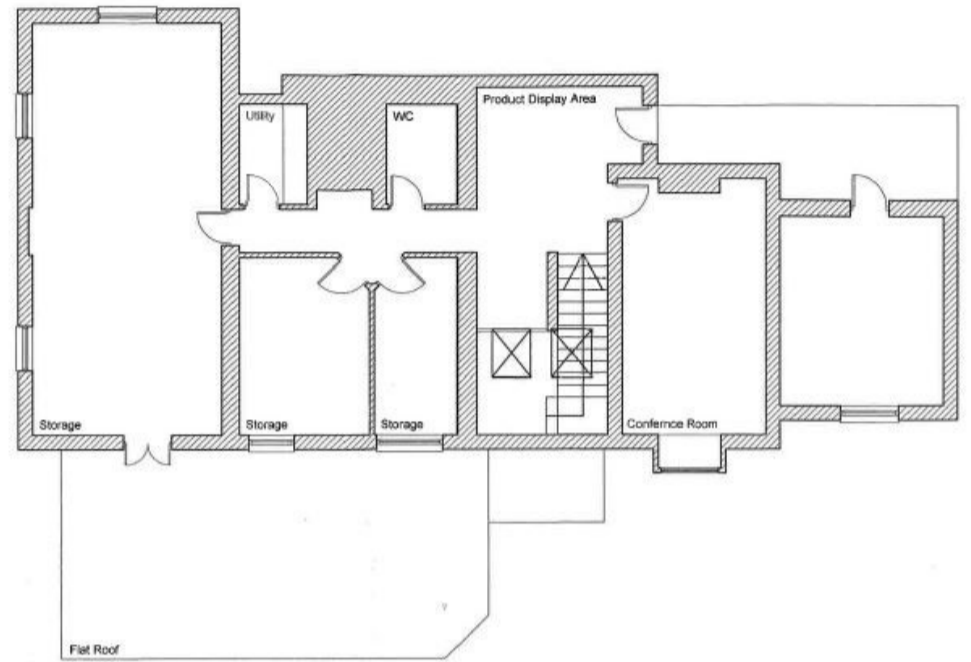
**The property is now available TO LET on a flexible basis at a rental of £12 per sq ft per annum.** The property has been finished to a high standard with well appointed kitchenette and cloaks facilities and is suitable for a number of commercial uses.

Fittleworth boasts a local school, pub and a new village café/store and is bounded by open countryside. The main line train station at Pulborough is approximately 2 miles distant with connections to Portsmouth and London Victoria.

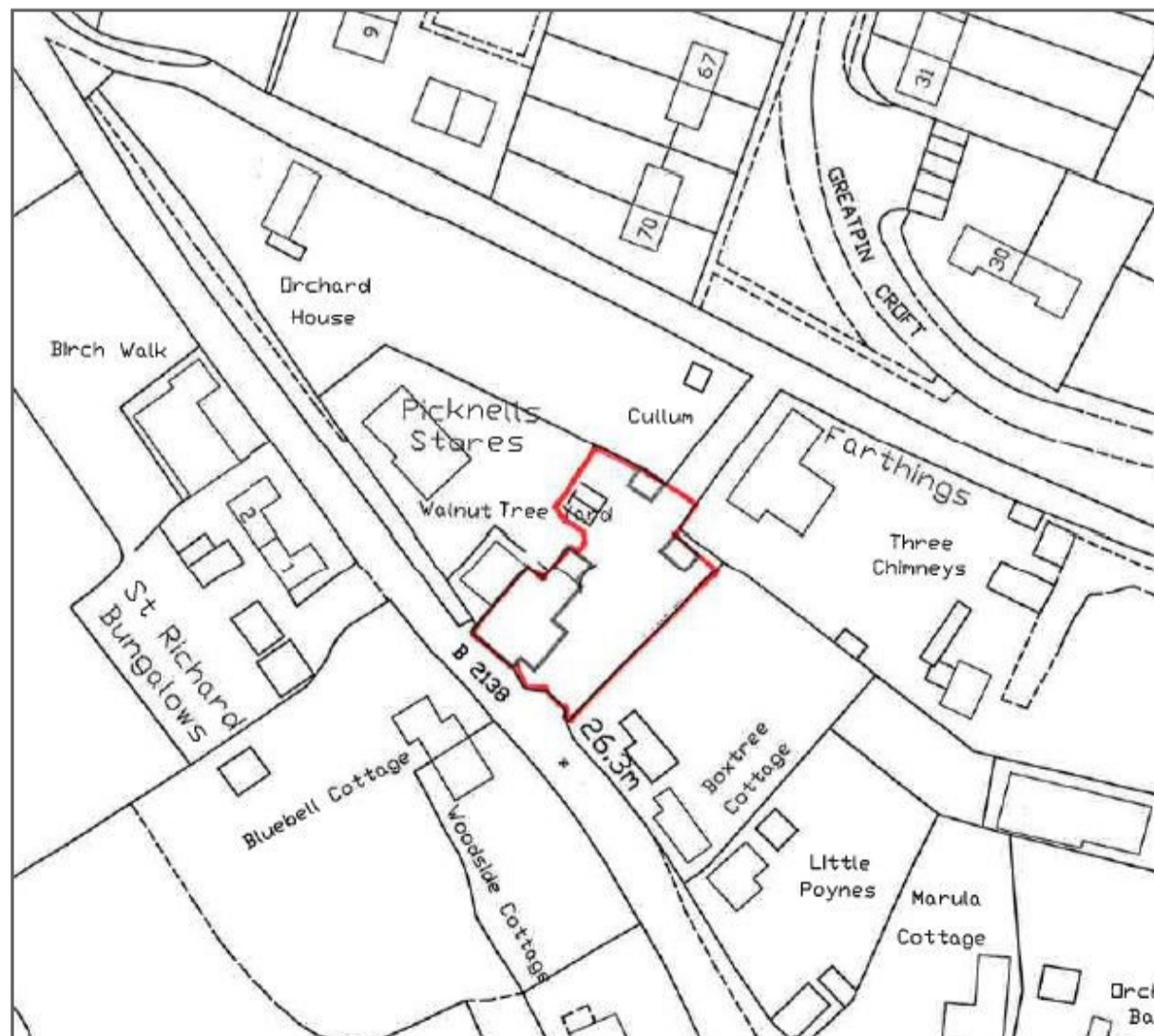
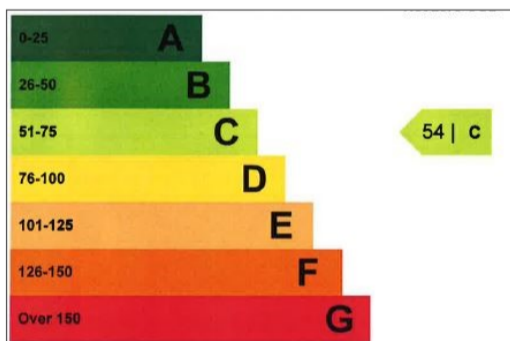
**Please Note: Neither the heating system nor the services have been checked by the Agents.**



**EXISTING GROUND FLOOR PLAN**



**EXISTING FIRST FLOOR PLAN**



**Location plan—not to scale for identification purposes only**