3. No person in the employment of Messus. Stride & Son has any authority to make or give any representation or warranty whatever in relation to this property.

tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

2. All descriptions, dimensions, reference to condition and recessary permissions for use and occupation, and other details are given in good faith and believed to be correct but any intending purchasers or

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract;



STRIDE & SON

5244253 Action be a second of the Vendors or Lessors of this property whose agent they are give notice that: Either: Messrs. Stride & Son for themselves and for the Vendors or Lessors of this property whose agent they are

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Stride & Son is the trading name of Stride & Son Limited. Registered Office: 4 Dukes Court, Bognor Road, Chichester, West Sussex, PO19 8FX



Lower Street, Fittleworth

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