

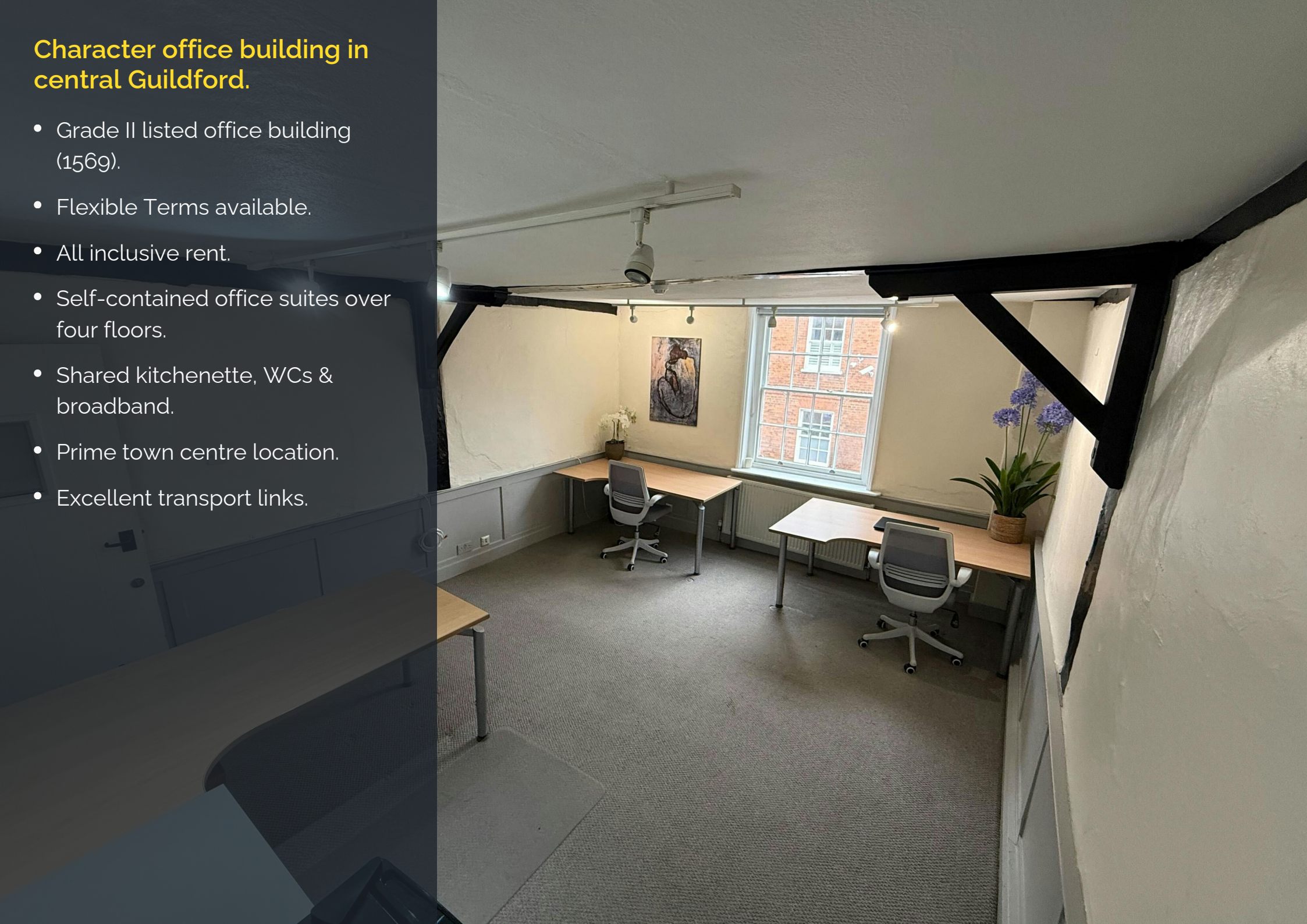
Owen Isherwood
CHARTERED SURVEYORS

St. Edmunds House, 13 Quarry Street, Guildford, GU1 3UY

TO LET | 190 TO 390 SQ FT (17.65 TO 36.23 SQ M)

Character office building in central Guildford.

- Grade II listed office building (1569).
- Flexible Terms available.
- All inclusive rent.
- Self-contained office suites over four floors.
- Shared kitchenette, WCs & broadband.
- Prime town centre location.
- Excellent transport links.











Location

13 Quarry Street is located amongst the historic buildings close to the Castle, just off Guildford High Street. It is close to shops and restaurants of the town centre and 1/2 a mile from Guildford Mainline Station.
The property is accessible by car from the one-way system and is close to the A31 Farnham Road/ Hogs Back and the A3 London to Portsmouth trunk road at the Ladymead intersection.

Description

St Edmunds House is a unique Grade II listed building dating back to 1569. Arranged over four storeys, the property comprises individual office suites across the lower ground, ground and first floors.
Both available rooms benefit from windows overlooking Guildford's theatre, offering an attractive outlook.

The property benefits from shared kitchenette and WC facilities, along with a shared broadband connection. Rent is inclusive of business rates, utilities, Wi-Fi and cleaning (if required). The rooms can also be provided either furnished or unfurnished, depending on occupier preference.

The building retains a number of unique historic features, embracing both the heritage of the property and the character of Guildford. Please note that there is no parking associated with the property.

Accommodation

Name	sq ft	sq m	Rent	Availability
Ground - Rear	200	18.58	£750 /month	Available
1st - Rear	190	17.65	£750 /month	Available
Total	**390**	**36.23**		

Terms

Licence agreement with a three-month cancellation period.

EPC

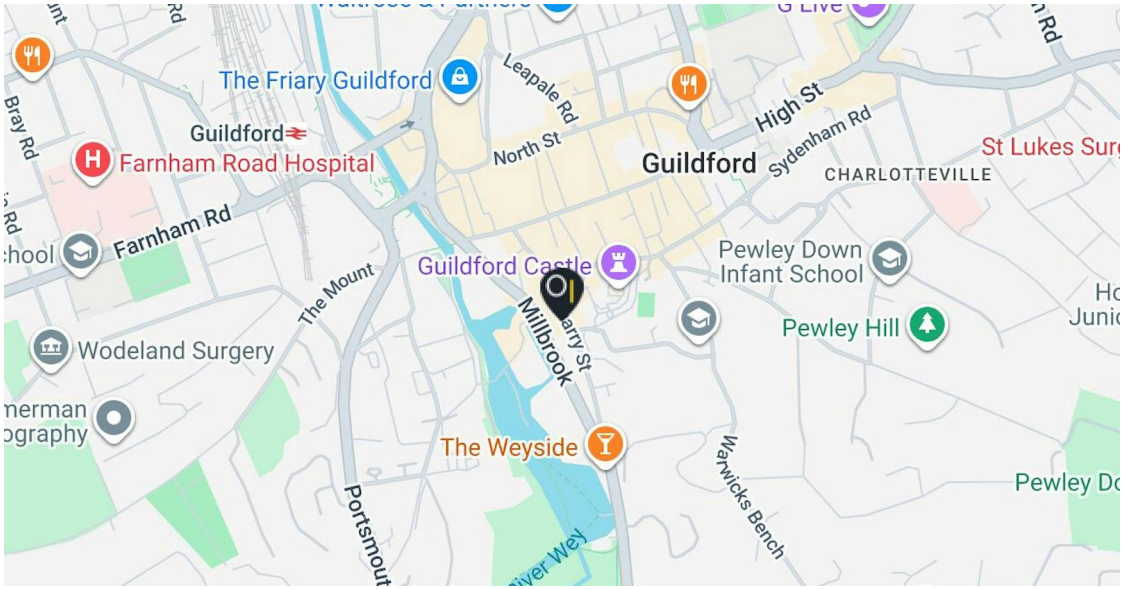
E (101)

Business Rates

No business rates charged.

Legal costs

Each party to bear their own legal costs incurred in the transaction.







Contact

Amelia Watson
T: 01483 300176
M: 07983 498697
E: amelia@owenisherwood.com

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated