Owen Isherwood
CHARTERED SURVEYORS

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

TO LET | 182 TO 791 SQ FT (16.91 TO 73.49 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.

TO
VICTORY!

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. It is a four-storey property with individual office suites arranged over lower, ground and first floors. There are shared kitchenette and WC facilities, as well as a shared broadband connection. There is no parking associated with the property.

The building has unique historic features which embrace the heritage of the property and Guildford.

Accommodation

Name	sq ft	sq m	Rent	Availability
Ground - Rear	200	18.58	£750 /month	Available
1st - Front	219	20.35	£750 /month	Available
1st - Rear	190	17.65	£750 /month	Available
Lower Ground - rear	182	16.91	£500 /month	Let
Total	**791**	**73.49**		

Terms

New Lease

EPC

E (101)

Rental Incentive

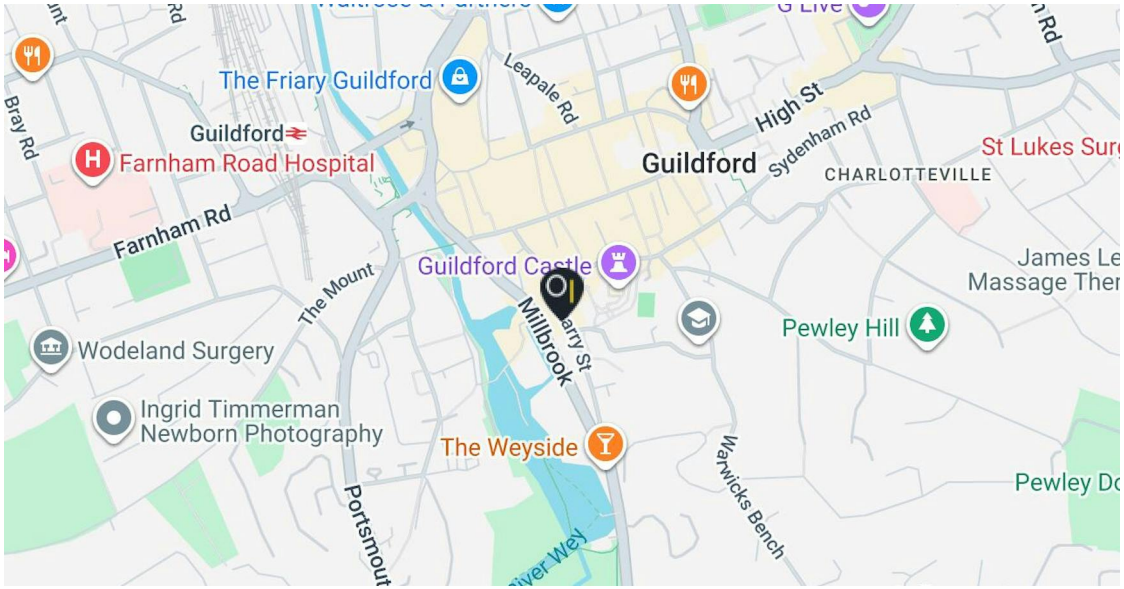
£550pcm for the first three months.

Business Rates

Tenant responsible to make their own enquiries.

Legal costs

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



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