



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

GRADE II LISTED SERVICED OFFICES
236 sq. ft - 413 sq. ft (21.92 – 38.4 sq m)

ST EDMUNDS HOUSE, 13 QUARRY STREET, GUILDFORD GU1 3UY

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 six individual office suites arranged over lower and upper ground floors, first and second floors. The building has unique historic features which embrace the heritage of the property and Guildford. There are shared kitchenette and WC facilities, as well as a shared broadband connection. There is no parking associated with the property.

ACCOMMODATION

Lower Ground Floor	413 sq. ft	38.4 sq. m	£550 pcm
Second Floor Rear	236 sq. ft	21.92 sq m	£750 pcm

LICENCE

Flexible Licence terms to be agreed.

EPC

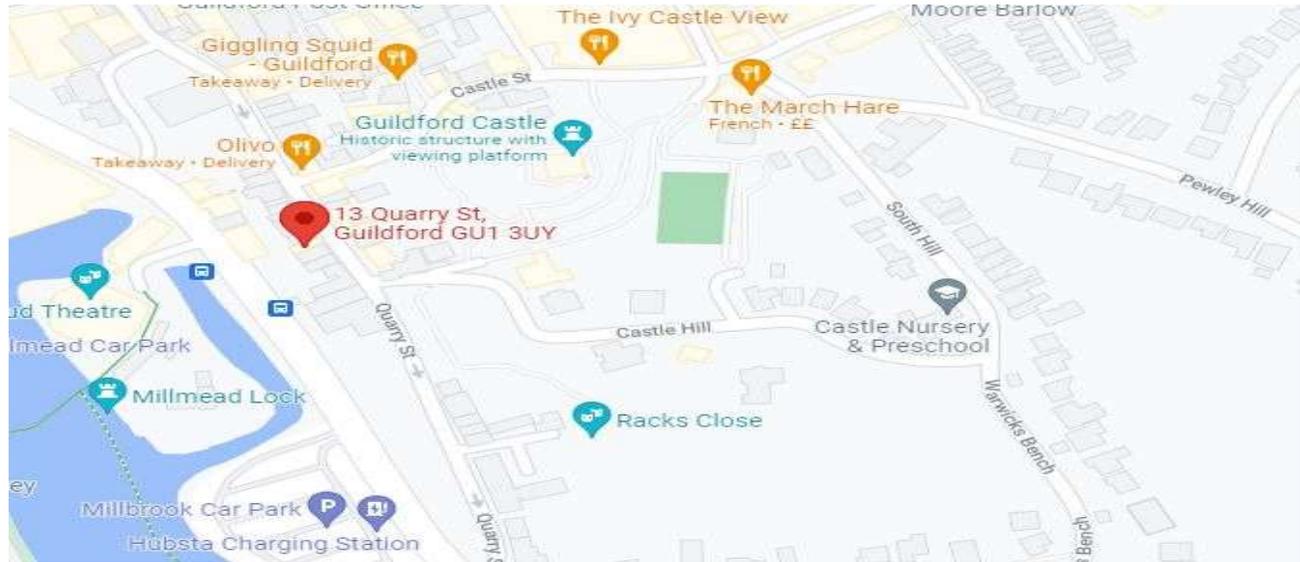
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RATES

Included within the Licence fee.

LEGAL COSTS

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



Second Floor Rear Office



Lower Ground Floor Office

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.

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