



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

GRADE II LISTED SERVICED OFFICES  
236 sq. ft (21.92 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

Second Floor	236 sq. ft	21.92 sq. m	£750 pcm
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## LICENSE

Flexible license terms to be agreed. The office is available from 1<sup>st</sup> July 2024.

## EPC

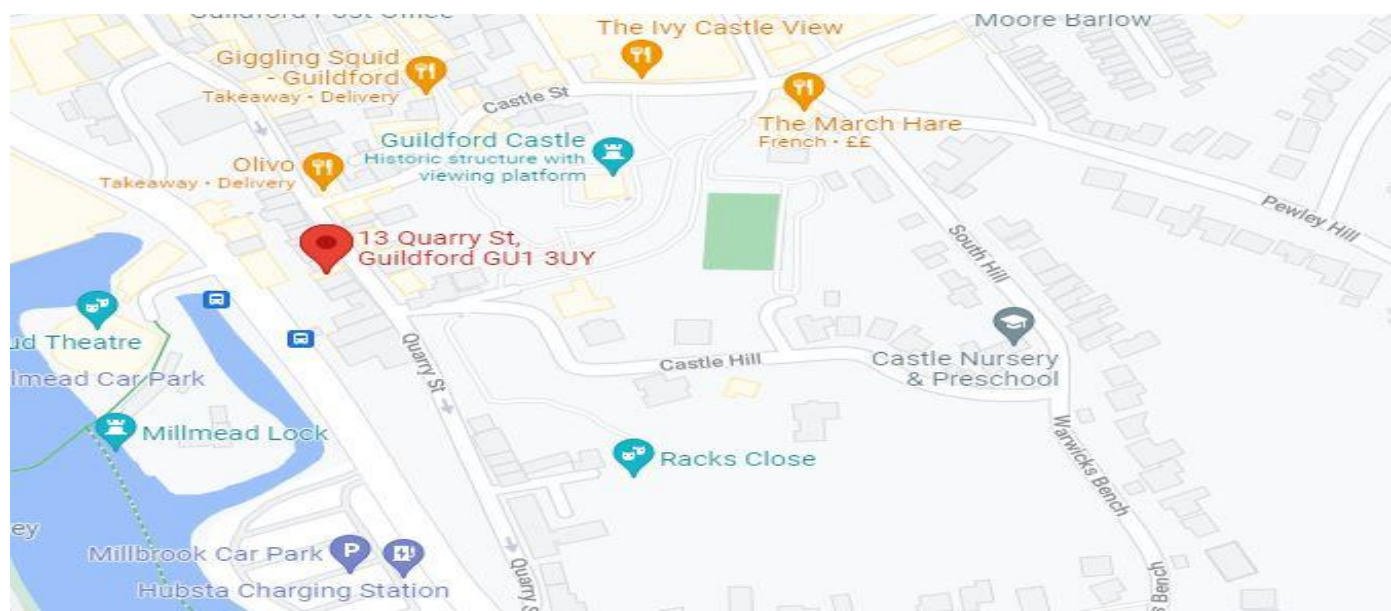
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## RATES

Included within the license fee

## LEGAL COSTS

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



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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