



Owen
Isherwood
CHARTERED SURVEYORS

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

TO LET | 198 TO 412 SQ FT (18.39 TO 38.28 SQ M)

Character office building in central Guildford.

- Grade II listed office building (1569).
- Flexible Terms available.
- All inclusive rent.
- Six 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. 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

Name	sq ft	sq m	Availability
Unit - Office 3	214	19.88	Available
Unit - Office 4	198	18.39	Available
Total	412	38.27	

EPC

E (101)

Asking Rent

Two office rooms on the first floor available at £750pcm each.

Rental Incentive

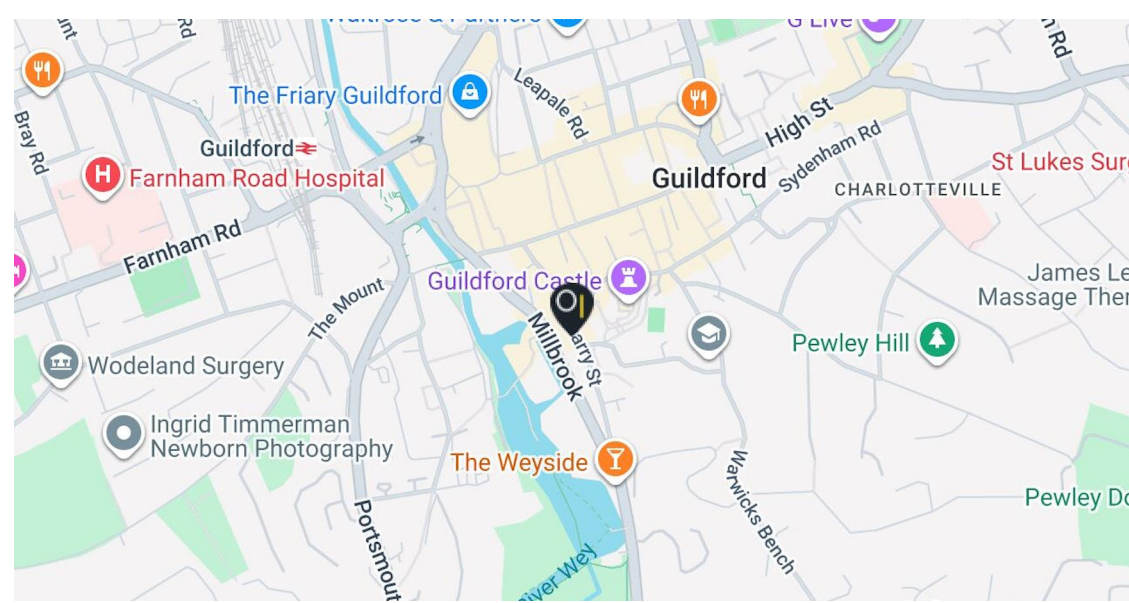
£550pcm for the first three months.

Business Rates

Office 3 - Rateable value: £5,300
Office 4 - Rateable value: £5,000

Legal costs

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



Contact

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