



Owen  
Isherwood  
CHARTERED SURVEYORS

First Floor Offices, 6 Quarry Street, Guildford, GU1 3UR  
**TO LET | 413 SQ FT (38.37 SQ M)**



## Office To Let, Guildford

- Grade II Listed Building
- Close to the Station and High Street
- Flexible Terms



## Location

6 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

The accommodation comprises two office rooms occupying the first floor with the front office available.  
The front office has painted walls, exposed wooden beams and carpeted floor. There is plenty of natural light, gas central heating, halogen spotlights and there are shared kitchen and WC facilities available.

## Accommodation

Name	sq ft	sq m	Availability
1st	413	38.37	Available
Total	413	38.37	

## Terms

Licence

## Rent

£6,000 per annum

## Rates & Charges

Rateable value: £4,750  
Rates payable: £2,370.25 per annum Small Business Rates Relief may be eligible for incoming occupiers

## EPC

D (83)

## Legal costs

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



## Contact

**Charlie Williams**

T: 01483 300 176  
M: 07456 899972  
E: charlie@owenisherwood.com

**Sean Bellion-Carey**

T: 01483 300176  
M: 07811 343109  
E: sean@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU**

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