



6 Quarry Street
Guildford, GU1 3UY

Prominent Guildford Town Centre Office Investment

- Fully let town centre multi let office
- Let to 5 tenants producing gross rent of £58,000 per annum
- Prominently located on the junction between Quarry Street and Castle Street
- Grade II listed with attractive period features throughout
- Short walk to wide range of amenities in the town centre, along with Guildford station
- Offers in excess of £680,000

Summary

Price	£680,000
EPC Rating	D (83)

Description

The property comprises a 4-storey Grade II listed multi let office building. Specifications include gas central heating, attractive period features such as exposed timber columns and beams throughout, communal kitchen and WC facilities. Internally the premises are well presented, arranged to provide open plan office suites to the front and rear of the building separated by a central staircase and lobby. The ground floor benefits from dedicated access directly off Quarry Street, with the lower ground and upper floors accessed via Rosemary Alley, just off Quarry Street.

Location

6 Quarry Street is situated prominently on the junction between Quarry Street and Castle Street, which is centrally located in the heart of Guildford town centre, with the High Street within a 3-minute walk, providing a wide range of amenities. The property is also a short walk from Guildford mainline railway station, providing fast and regular services to London Waterloo in just over 30 minutes. Guildford is the primary commercial and administrative centre for Surrey, and is located directly on the A3, providing access to London and the south coast, along with the M25 (J10) around 8 miles to the north, providing easy access to the wider motorway network.

Accommodation

The accommodation comprises the following areas:

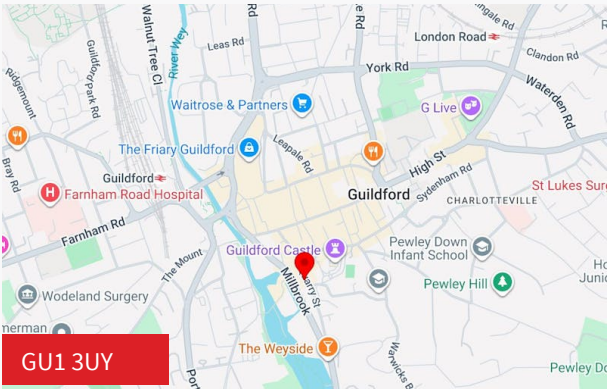
Description	sq ft	sq m
Lower Ground	489	45.43
Ground Floor	394	36.60
First Floor	468	43.48
Second Floor	511	47.47
Kitchen	143	13.29
Storage	74	6.87
Total	2,079	193.14

Tenancy

The property is multi let to 5 tenants, producing a gross rent of £58,000 per annum. The rent payable is inclusive of service charge and utilities. Total annual service costs in 2025 equated to approximately £3,764.30. Tenancy schedule and current/historic service costs available on request.

Pricing

Quoting offers in excess of £680,000 subject to contract. The property is held in an Special Purchase Vehicle (SPV) and consideration would be given to a share sale, further details on enquiry. The property is not elected for VAT.



Viewing & Further Information

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