



**Quarry Street, Guildford, Surrey**  
**£450 Per Month**

**CLARKE  GAMMON  
WELLERS**

# 2nd Floor Office

4A QUARRY STREET GUILDFORD SURREY GU1 3TY

**£450 Per Month**

Town centre location

Within a Grade II listed building

14.57sqm (157sqft)

Close to station

All inclusive rent

EPC: Exempt



**Office available on the second floor of a Grade II listed building in Guildford town centre.**

## THE PROPERTY

SINGLE OFFICE SUITE available on the second floor of a Grade II listed building in GUILDFORD TOWN CENTRE.

## SITUATION

This property dates from the 16th Century and occupies an idyllic location on the corner of Quarry Street and Mill Lane, facing St Marys Church. There is a retail unit at the Ground Floor level occupied by Clarke Gammon Wellers Estate Agency with small office suites arranged over the first and second floors. These upper parts are accessible from a separate rear door and benefit from shared kitchenette and WC facilities.

The available suite is located on the second floor at the front of the building. It has period timber beams, carpeted flooring, fluorescent lighting and storage.

The accommodation is approximately:  
14.57 sq. M. / 157 sq. Ft.

This office is available on an annual renewable license agreement.

Viewings by appointment only.

## THE GROUNDS

Type your text here

GUILFORD | X miles  
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

**LOCAL AUTHORITY**


type your text here

**COUNCIL TAX**

Band type your text here

**SERVICES**

Mains water, electricity, mains drainage  
gas central heating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**HASLEMERE OFFICE**

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[clarkegammon.co.uk](http://clarkegammon.co.uk)

**DIRECTIONS**

**AGENT'S NOTE**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

