

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

puilding

14.57sam (157saft

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.

## **THE GROUNDS**

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## **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.

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

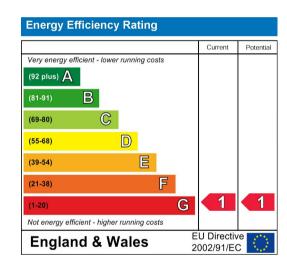
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#### COUNCIL TAX

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#### SERVICES

Mains water, electricity, mains drainage gas central heating



#### **HASLEMERE OFFICE**

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA T: 01428 664800 E: haslemere.sales@clarkegammon.co.uk

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.

