



Quarry Street, Guildford, Surrey
£525 Per Calendar Month

CLARKE  GAMMON
WELLS

1st Floor Office

4A QUARRY STREET GUILDFORD SURREY GU1 3TY

£525 Per Calendar Month

Town centre location

Within a Grade II listed building

15.31sqm (165sqft)

Close to station

All inclusive rent

EPC: Exempt

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

THE PROPERTY

Light and bright SINGLE OFFICE SUITE available on the first 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 first floor at the front of the building. It has period timber beams, carpeted flooring, fluorescent lighting and storage.

The accommodation is approximately:
15.31 Sq. M. / 165sq. 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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 1 | 1 |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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.

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

