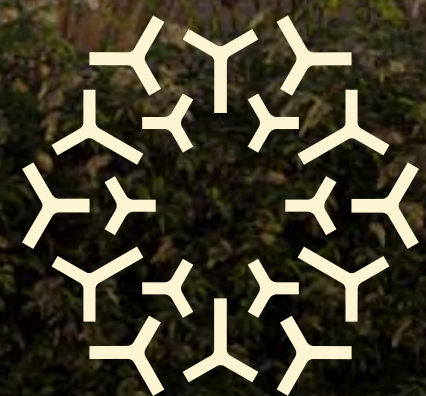


↵ 5,000 – 42,000 sq ft.

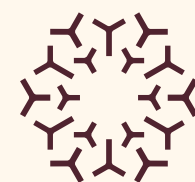
↵ Exceptional on Site Car Parking



Space that adapts to discovery

St Andrew's House, Cambridge





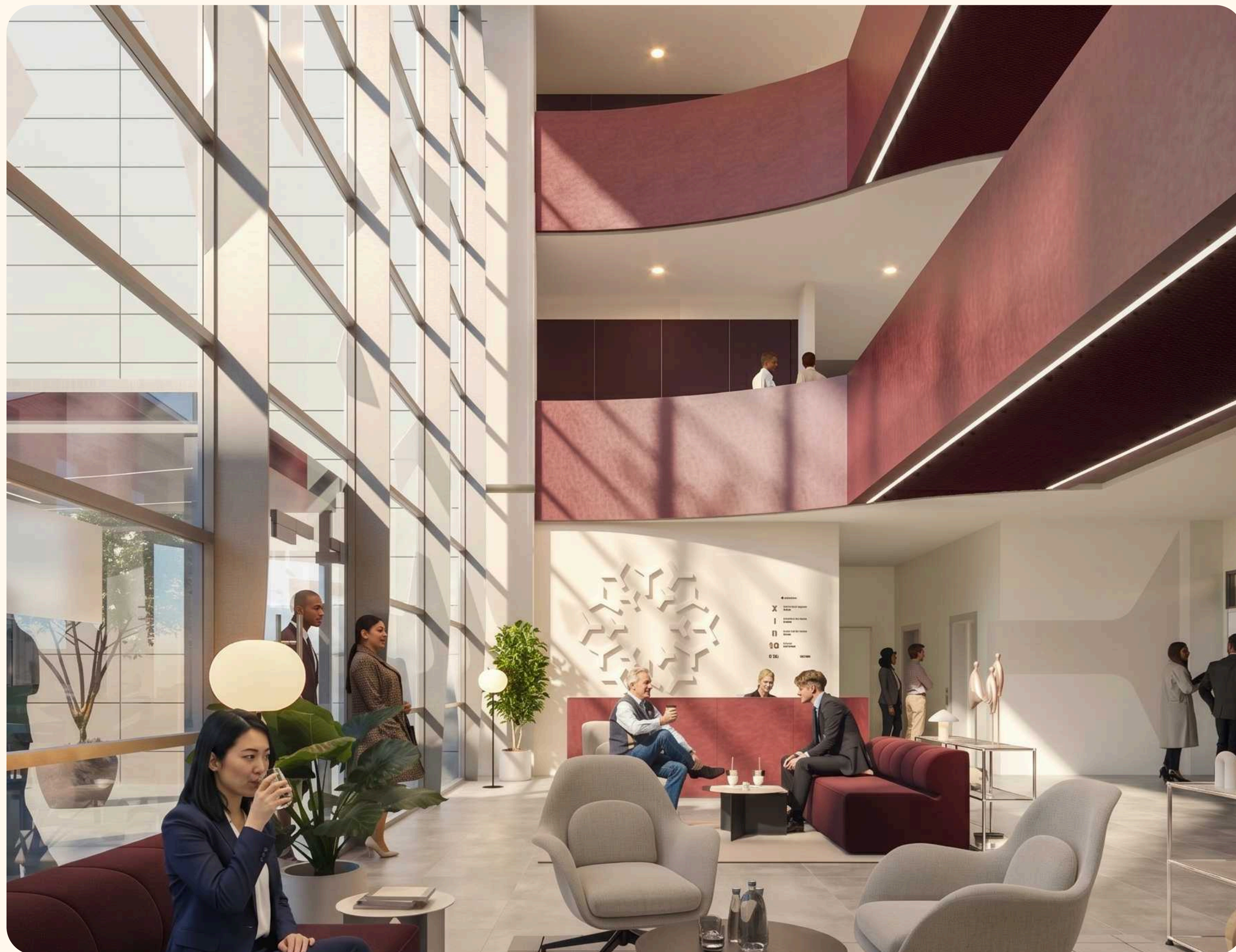
At the heart of innovation



St Andrew's House is a flexible, lab-enabled workplace designed for science and technology companies at every stage of growth.

Following a comprehensive refurbishment, the building delivers high-quality, adaptable space that can support everything from office-led teams to technical R&D and wet lab environments — all within a single, future-ready platform.

Set within a riverside Cambridge location, St Andrew's House combines the accessibility of the city centre with the practicality of a campus environment — creating a place where teams can move faster, collaborate more effectively, and scale with confidence.

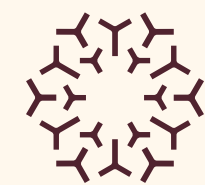




Built around flexibility

- Workspace, R&D and lab-enabled accommodation.
- Configurable layouts to suit changing operational needs.
- Designed to evolve with your business.





Y

Part of a wider innovation campus

Y

St Andrew’s House sits alongside Radio House, forming an established Cambridge innovation campus already home to leading international occupiers including Xylem Inc., Power Integrations and OpenText.

Together, the campus offers critical mass, shared energy and long-term credibility — giving incoming occupiers immediate proximity to a proven innovation ecosystem.





Y

Connected by nature and infrastructure

Y

St Andrew’s House is positioned to give occupiers the best of Cambridge — a central, accessible setting with direct links to the city’s most important academic, commercial and research nodes. Just minutes from the city centre and set alongside the River Cam and Logan’s Meadow, the building offers a rare combination of urban proximity and natural surroundings — supporting both productivity and wellbeing.

From pubs, cafés, child daycare and everyday essentials to open green space and riverside walks, the surrounding area provides the amenity mix modern teams expect — all within a short cycle or walk.



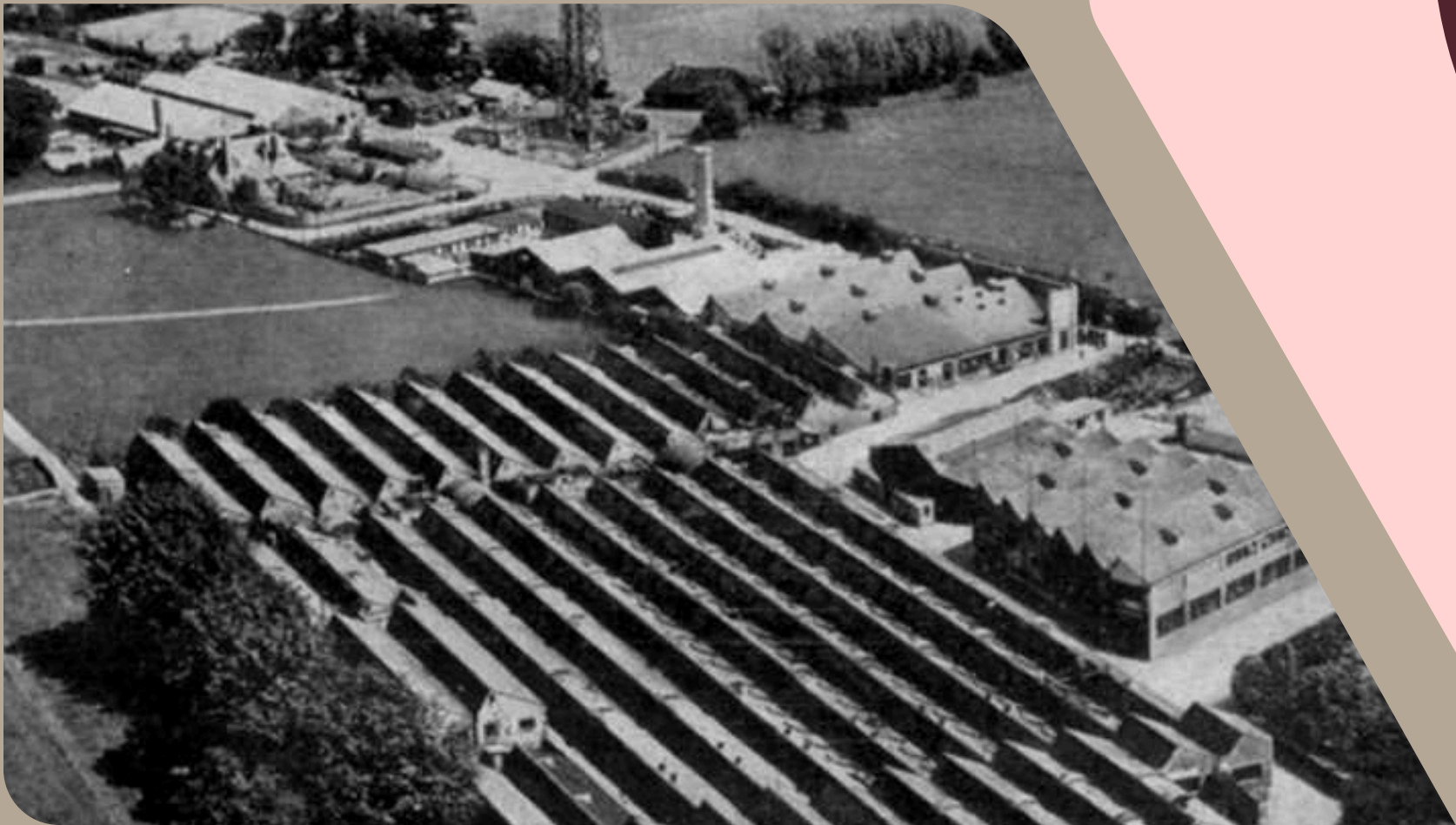


Built on Cambridge innovation. Reimagined for today.



St Andrew’s House forms part of the historic Pye Radio Works site — a location long associated with engineering, invention and advanced manufacturing.

Today, that legacy continues through a carefully considered refurbishment that blends architectural character with modern performance, creating a space ready for the next generation of innovation.





Y

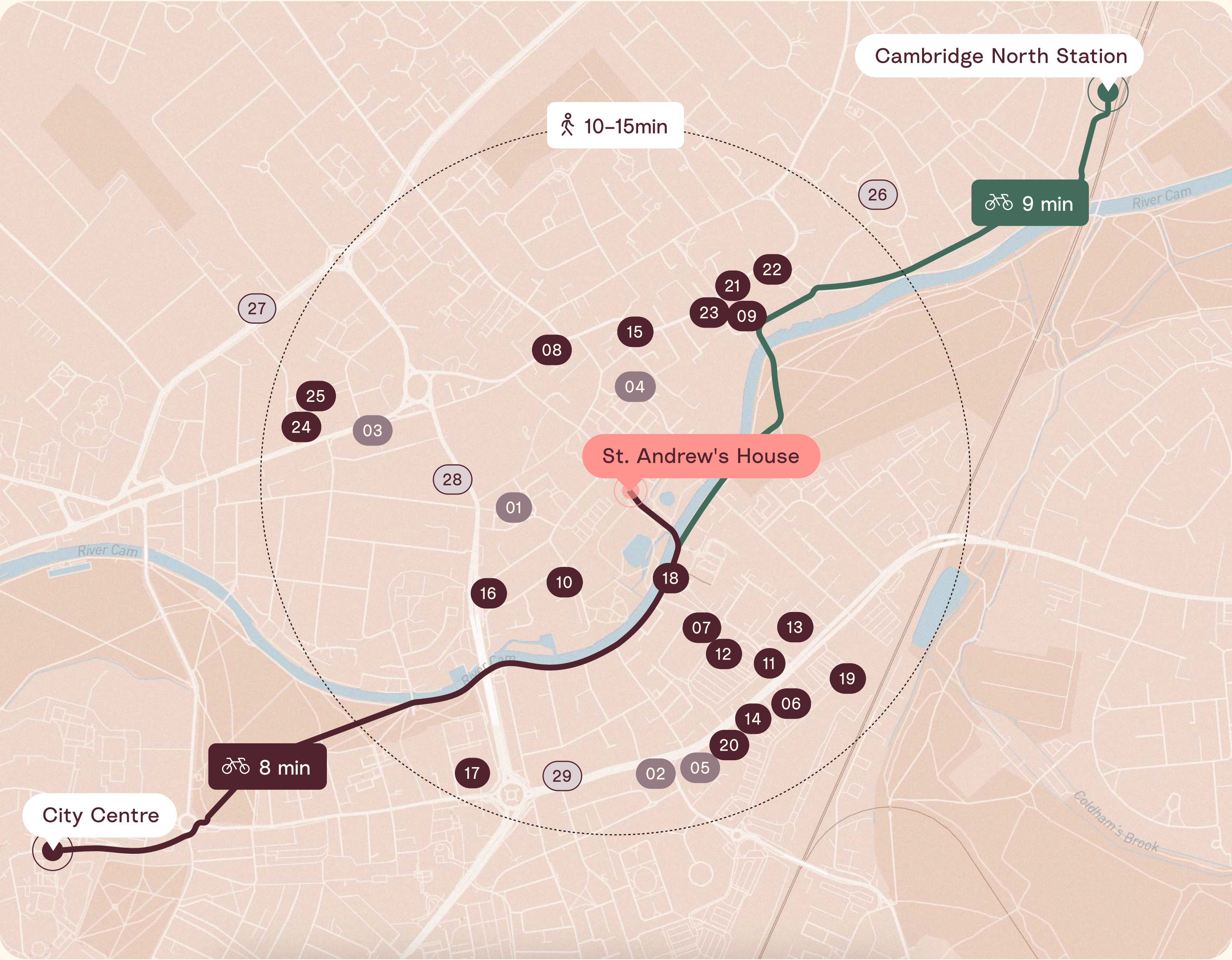
All within reach

- **Stays:**

01	Camstay Serviced Apts.
02	Travelodge Hotel
03	Worth House Hotel
04	5 Chapel St Hotel
05	Premier Inn Hotel
- **Retail & Leisure:**

06	Cambridge Retail Park
07	Tesco
08	Haymakers Pub
09	Green Dragon Pub
10	Chesterton Bowls Club
11	The Wrestlers Pub
12	InPost Locker
13	ALDI
14	Starbucks
15	Rayyans Butchers
16	BP Service Station
17	Halfords MOT Garage
18	The Engineers House
19	Boots Pharmacy
20	Pizza Hut
21	Tesco Express
22	Barbers
23	Dry Cleaners
24	Post Office
25	Yoga Studio
- **Childcare:**

26	Tiny Tots
27	Bright Horizons
28	Butterfly Day
29	ACE Day





Y

An established innovation corridor

Occupiers benefit from proximity to:

- 01 Cambridge City Centre
- 02 Cambridge Business Park
- 03 Cambridge Science Park
- 04 Cambridge Biomedical Campus
- 05 Peterhouse Technology Park

Cycle superhighways:

- Cambridge City Centre - 8 mins
- Cambridge North Station - 9 mins
- Cambridge Train Station - 10 mins





Effortless access. Local and global.



St Andrew's House is designed for easy daily movement and seamless national and international connectivity.

Well-connected by road, rail and cycle routes, the building supports local talent access, regional commuting, and global business travel.

Cambridge City Centre	8 min	
Cambridge Station	10 min	
Cambridge North Station	9 min	
Stansted Airport	35 min	
London King's Cross	48 min	



Infrastructure designed for real-world science

St Andrew's House delivers lab-enabled, technically capable space that can be tailored to meet the needs of modern R&D occupiers.

Whether for wet lab, dry lab, prototyping or technical development, the building provides the underlying infrastructure to support precision, performance and operational efficiency.

Designed to support evolution

Rather than prescribing fixed layouts, St Andrew's House offers flexibility at its core — enabling occupiers to configure space around their workflow, and reconfigure as needs change.



- ✓ CL2 / wet lab capability
- ✓ Robust mechanical and electrical servicing
- ✓ Lab ventilation provision
- ✓ Vibration performance suitable for sensitive equipment
- ✓ Dedicated plant space and specialist drainage infrastructure



Y

Performance led. Occupier focused.



Key features

- ≡ Triple-height reception and strong arrival experience
- 🎤 Multi-purpose reception atrium designed for integrated event-use
- ♿ Fully accessible raised floors
- ↔ Flexible, part lab-enabled floorplates
- 🌀 Air conditioning and LED lighting
- 🚪 2 × 13-person passenger lifts + goods lift
- ⚙️ Dedicated tenant plant space
- 💧 Lab-ready servicing (cooling, power, drainage)
- 🌿 Bream Excellent. EPC target B

Designed for everyday ease

- 🚗 141 car parking spaces (excellent ratio of c1:350 sq ft)
- 🔌 EV charging provision
- 🚲 47 covered cycle spaces + secure storage
- 🚿 Shower and end-of-trip facilities including complementary towel service
- 🍏 Fresh daily onsite mini-market



Flexible floorplates. Clear opportunities.



Each floor at St Andrew's House is designed to support multiple occupation strategies — from single HQ spaces to multi-let configurations — with flexibility for lab, workspace and hybrid environments built in from day one.

Lower Ground



Ground Floor

13,950 ft²



First Floor

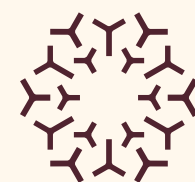
13,850 ft²



Second Floor

13,970 ft²





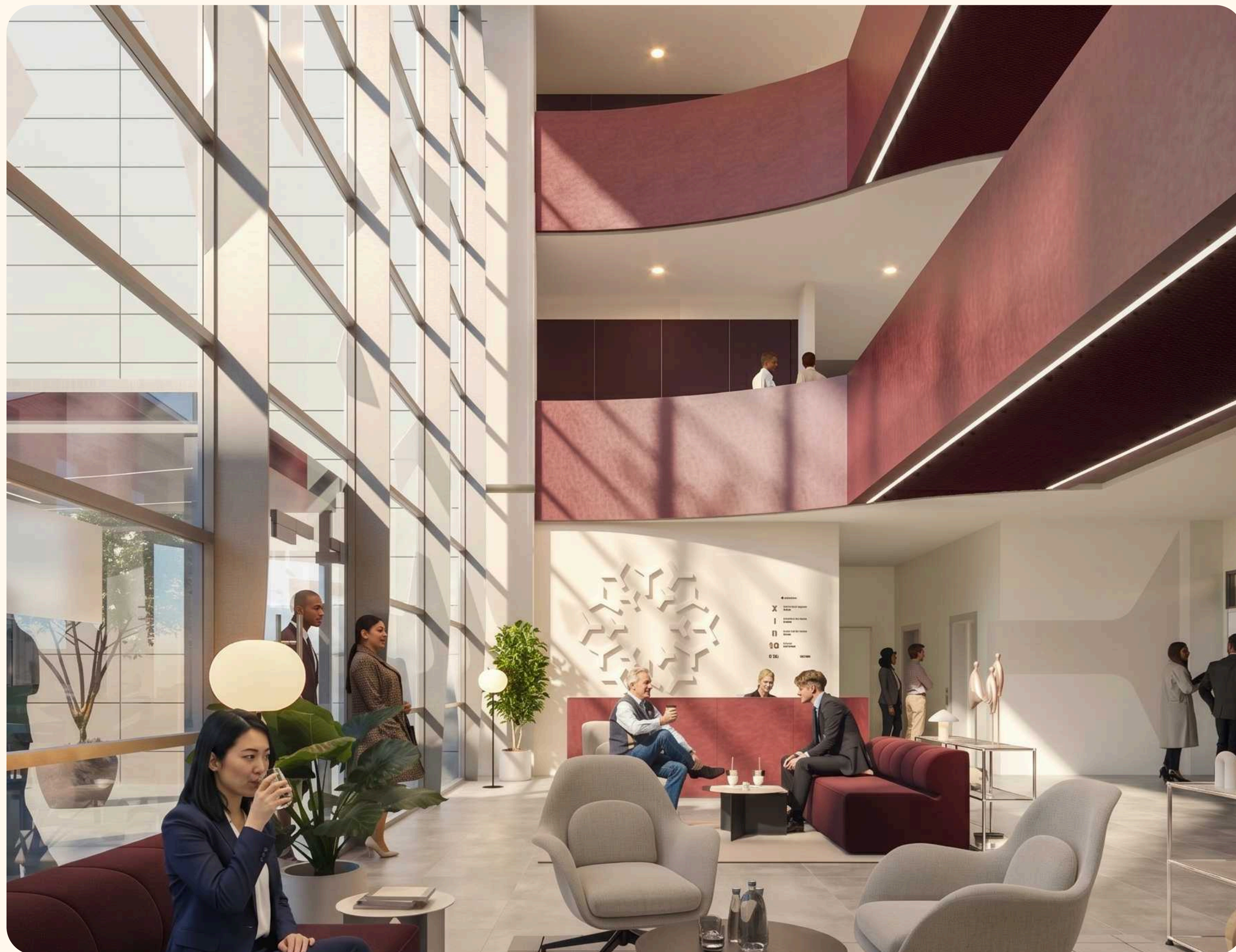
Where arrival meets opportunity



The reception and atrium form a versatile, shared environment designed to evolve with the needs of its occupiers — from day-to-day workspace to curated event setting.

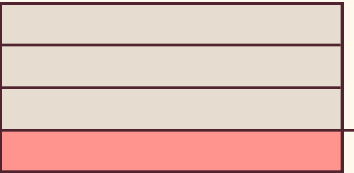
Configurable for presentations, launches and occupier events, the space supports both formal and informal use, enabling businesses to host, showcase and engage without leaving the building.

Anchored by a kitchen bar and integrated fresh, daily retail offer, the atrium becomes a lively social core — encouraging connection, creativity and community within a refined, flexible setting.





Lower Ground

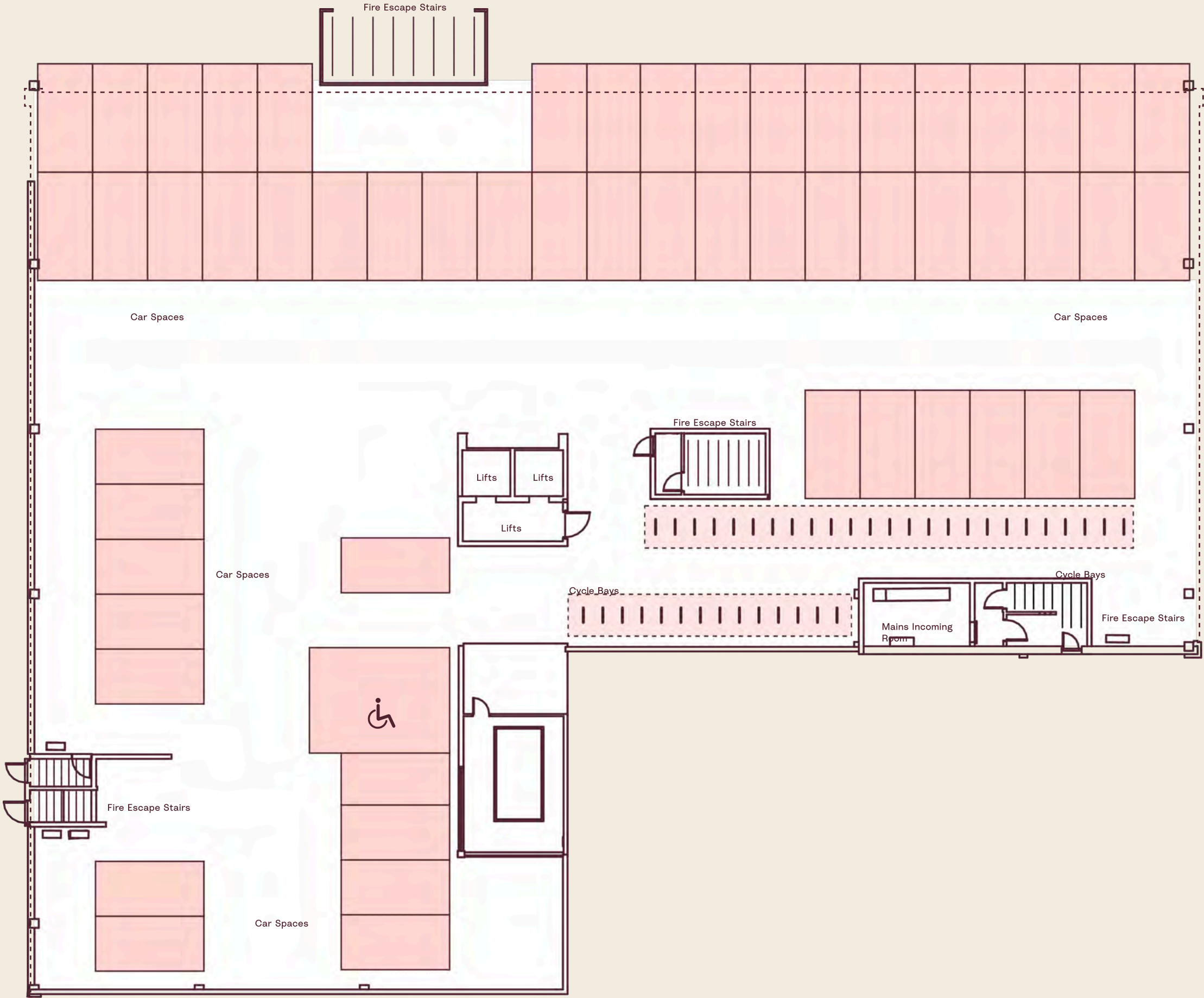


Car Parking

48 secure underground spaces
(+93 externally, total 141 spaces)

Bike Storage

60 secure bike bays





Y

Ground Floor



Whole Floor

1,269 m² 13,950 ft²

Unit A

600 m² 6460 ft²

Unit B

696 m² 7490 ft²



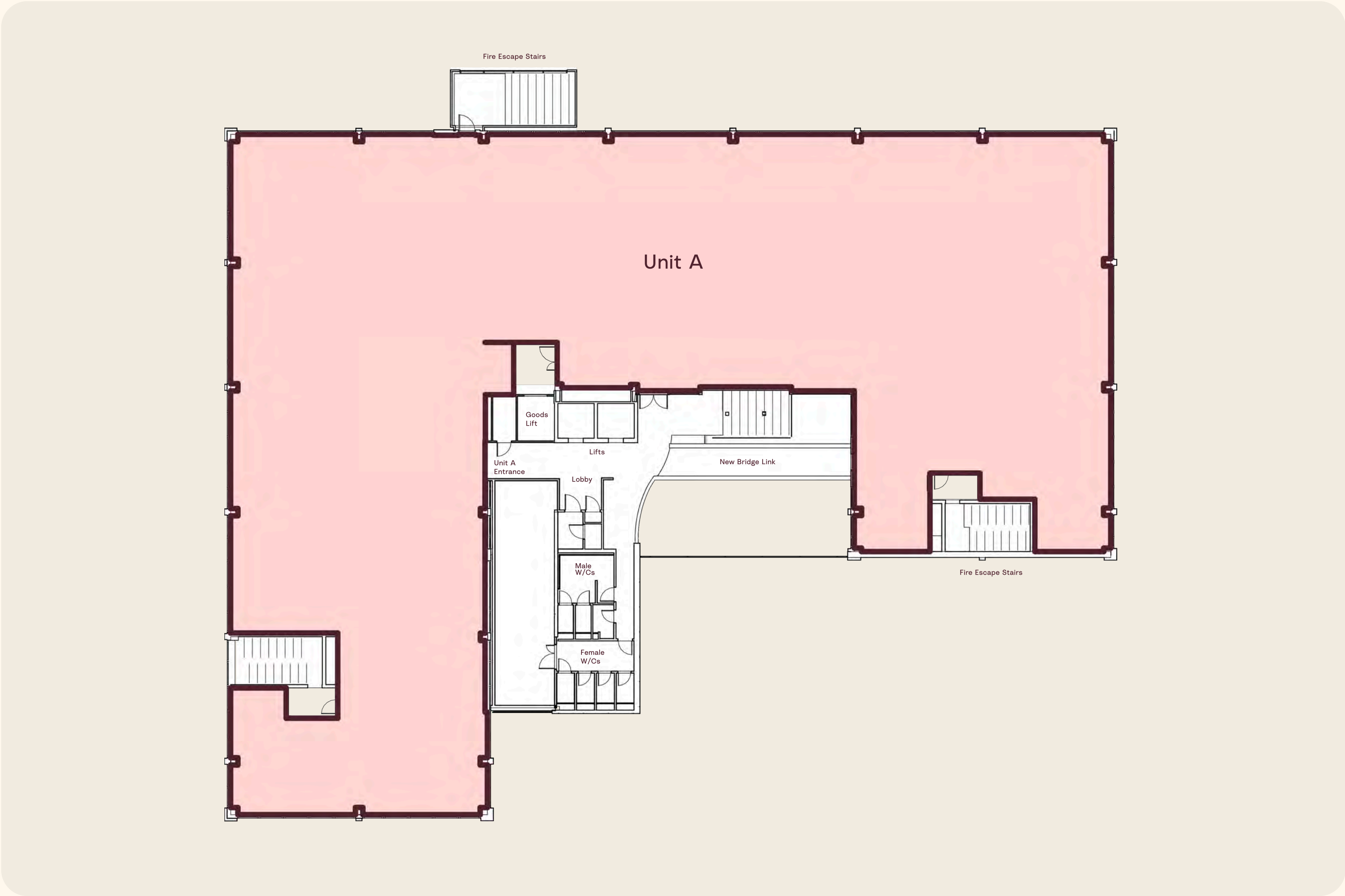


1st Floor



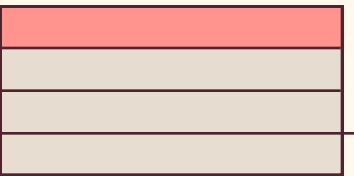
Whole Floor

1,287 m² 13,850 ft²



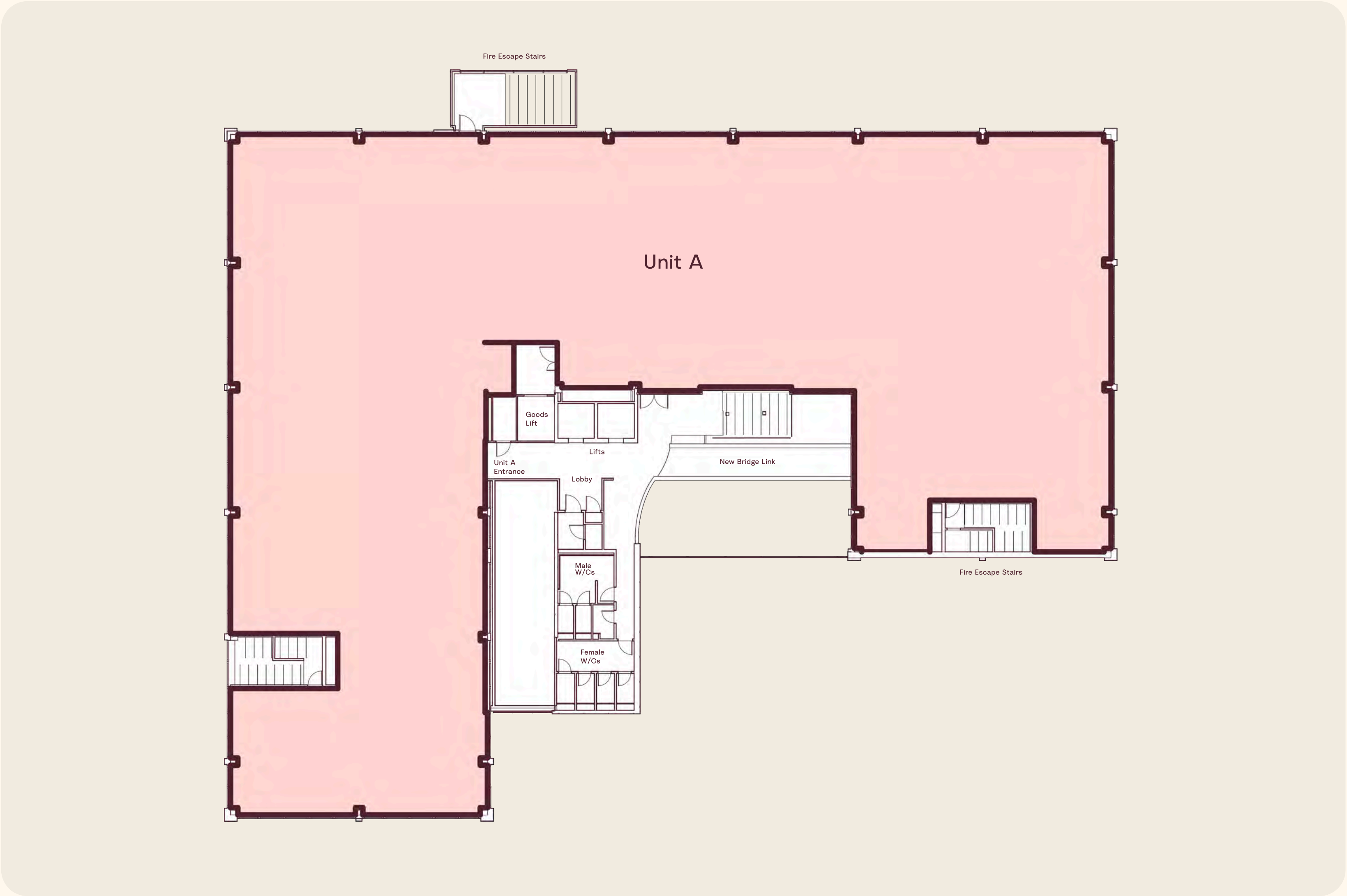


2nd Floor



Whole Floor

1,297 m² 13,970 ft²





Y

More than a building. An established ecosystem.

Y

St Andrew’s House forms part of a proven innovation campus environment, anchored by Radio House and a roster of established global occupiers.

This creates a workplace with immediate credibility and community — where companies benefit from proximity to other innovators, shared infrastructure, and a location already trusted by leading organisations.

Be part of a thriving innovation community:

opentext™

power
integrations™

xylem

Innovia
TECHNOLOGY





Key contacts

NEWMARK

Paddy Shipp
07469 155 531
paddy.shipp@nmrk.com

Rupert Dando
07813 624 276
rupert.dando@nmrk.com

Owner/Operator



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BIDWELLS

George Craig
07779 770 902
george.craig@bidwells.co.uk

Harry Blevins
07467 745 774
harry.blevins@bidwells.co.uk

LATERAL

