



Third Floor, St Andrews House, 59 St Andrews Street, Cambridge, CB2 3BZ

*To Let | Office | 1,770 sq ft (164.44 sq m)*

# Summary

## Description

St Andrew's House is a four storey multi-let building with retail at the ground floor and three floors of offices above.

The suite is located on the second floor of the building and benefits from lots of natural light. The suite is currently fitted with meeting rooms, a kitchen, and a breakout area. There are underground car parking spaces available via separate negotiation. Cycle racks are also available.

Specification includes:

- Centrally located offices
- Close to all local amenities
- Excellent public transport links
- Tenant fit out in situ

## Terms

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## Additional Information

### Business rates

Rates Payable: £10 per sq ft

### Legal Costs

Each party to bear their own costs

### Services

£8.50 per sq ft

### Value added tax

To be confirmed

### Postcode

CB2 3BZ

### EPC

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## Specification Includes

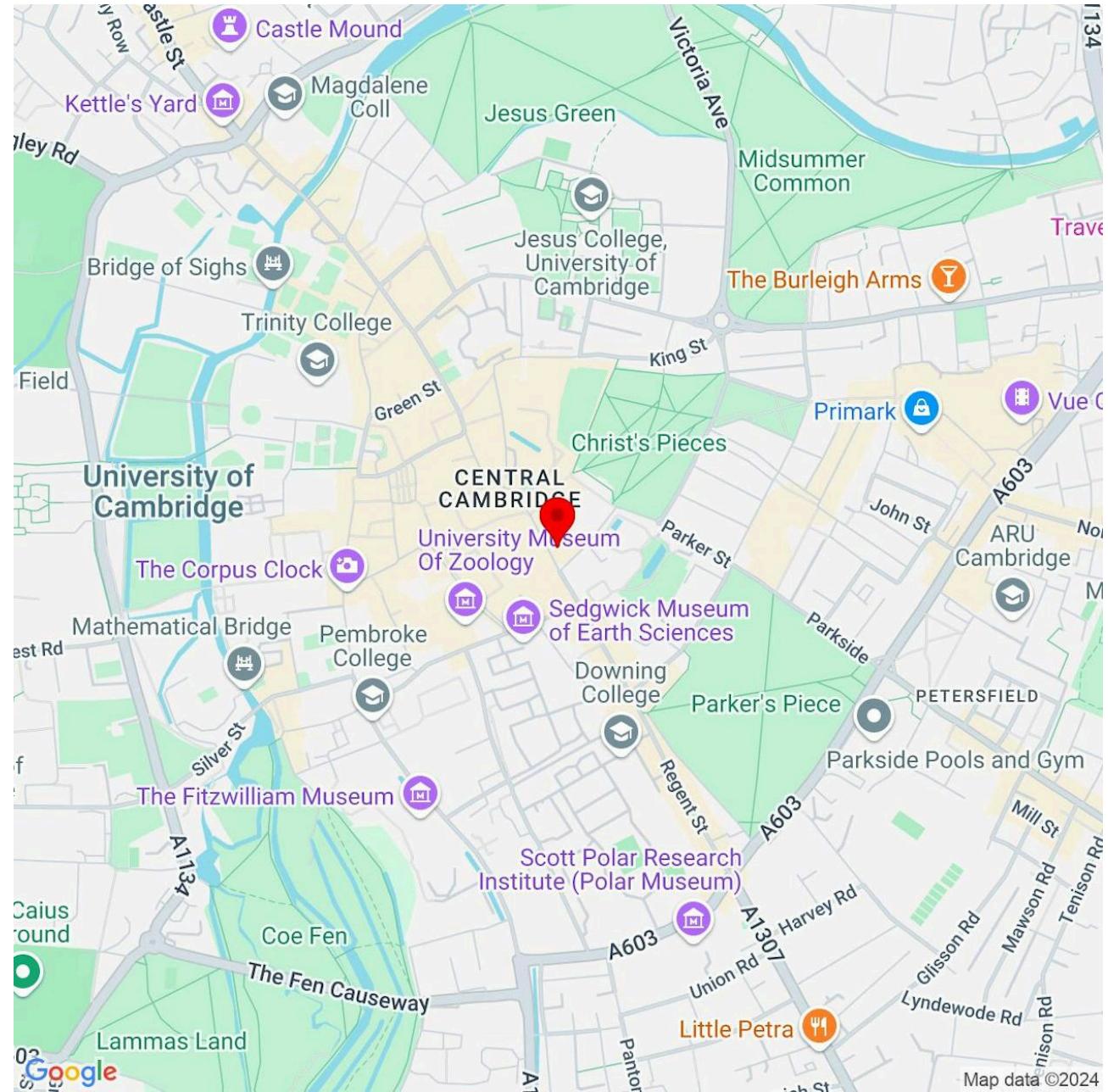
- Centrally located offices
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# Location

St Andrew's House is located on St Andrew's Street, one of the main thoroughfares in Cambridge city centre, opposite the new Grand Arcade Retail Centre, Emmanuel College, and John Lewis department store. The offices are within walking distance of both the city centre and Cambridge train station which provides fast and frequent links to London with King's Cross just 50 minutes away and London Liverpool Street just 1 hour and 15 minutes.

The city rail/bus services operate every 10 minutes during normal business hours from Emmanuel Street to the train station. Drummer Street bus station is also within a short walking distance.



# Accommodation

The accommodation comprises of the following

Description	Sq ft	Sq m	Availability
3rd - Third floor	1,770	164.44	Available
Total	1,770	164.44	

# Gallery



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## Get in touch with our experts



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