



Office – 3,691 sq. ft (342.9 sq. m)

**In Brief**

- Centrally located offices
- Close to all local amenities
- Excellent public transport links
- To be refurbished
- Loft style space

**THIRD FLOOR, ST ANDREW'S HOUSE, 59 ST ANDREW'S STREET, CAMBRIDGE, CB2 3BZ TO LET**

### 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.

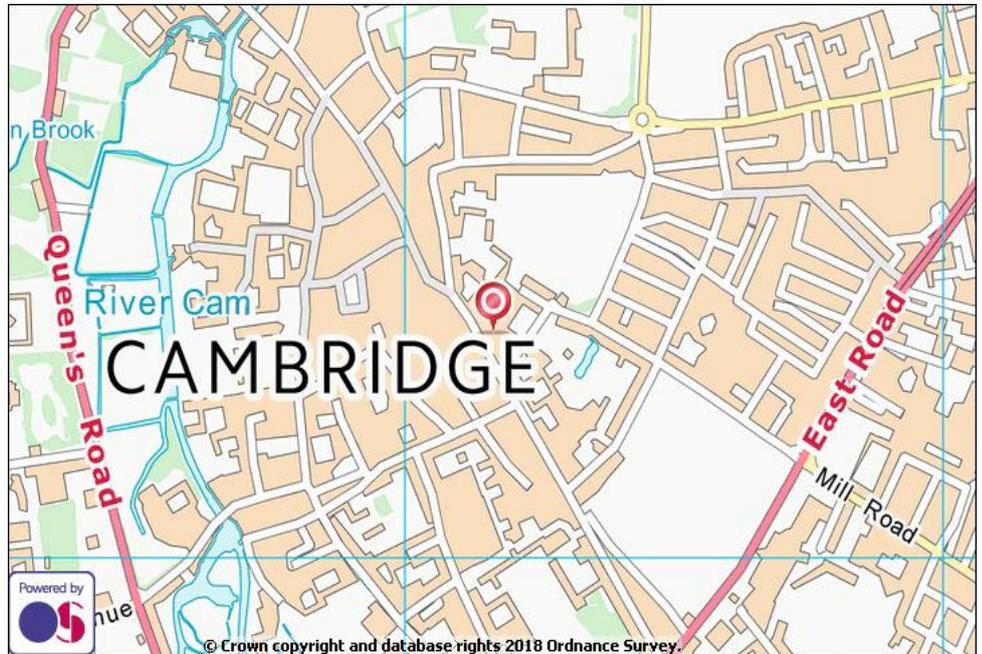
### Description

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 undergoing refurbishment to provide open plan loft style accommodation and will include the following:

- New LED lighting
- Perimeter trunking
- Exposed ceiling

There are a number of underground car parking spaces available via separate negotiation. Cycle racks are also available.



### Accommodation

The property has been measured on a Net Internal basis. All figures quoted are for guidance purposes only.

Accommodation	sq m	sq ft
Third Floor	342.90	3,691

### Additional Information

#### Terms

The accommodation is available by way of a new lease for a term to be agreed. Please contact agents for further details on quoting terms and current availability.

#### Rates

All interested parties are advised to make their own enquiries of Cambridge City Council on 01223 457 000.

#### Legal Costs

All parties to bear their own legal costs.

#### Value Added Tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

#### EPC

Available upon request.

#### Postcode

CB2 3BZ

#### Enquiries

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