



Offices – 6,521 sq ft (NIA) (605.82 sq m)

# PART GROUND FLOOR ST ANDREW'S HOUSE ST ANDREW'S ROAD, CHESTERTON, CAMBRIDGE TO LET

- High quality fitted space
- Triple height manned reception
- Comfort cooling and heating
- Suspended ceiling
- Raised flooring
- 1:297 sq ft car parking ratio

### Location

St Andrew's conveniently located, between the City Centre and the northern fringe business parks and overlooks meadows and the River Cam. The City Centre is easily accessible by car, bicycle or foot and offers a vast array shops and restaurants.

The Cambridge North Railway Station is a 7-minute cycle ride to the north and a 9-minute drive. The station provides access to London Kings Cross in 55 minutes and to London Liverpool Street in just over an hour.

Chesterton has extensive amenities and facilities, these include: pubs, nursery, high street with shops, medical centre, community and a petrol station. Ideally located over the pedestrian bridge adjacent to the property, is a Tesco Superstore, OtherSyde bar and a coffee shop the Kurb Collective.

### Description

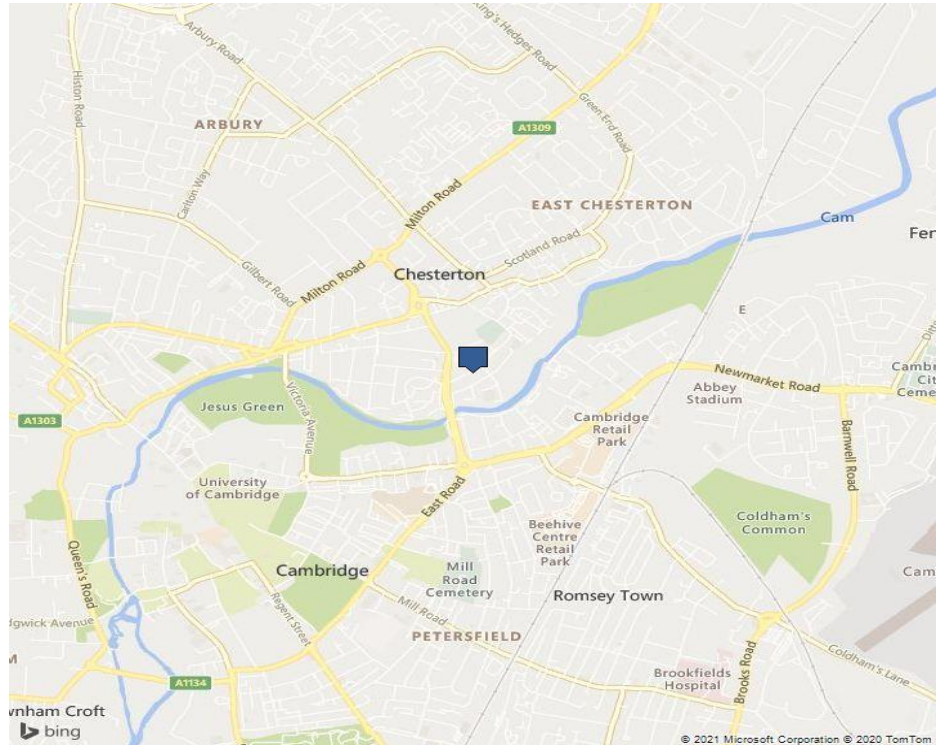
St Andrew's House has an idyllic position overlooking Logans Meadow and the River Cam. The space is located on the ground floor of the 3-storey building and features views over the meadow. The space has been refurbished internally and will benefit from a high a quality fit out including open plan space, meeting rooms, informal meeting space, kitchen and breakout space.

The property includes:

- Open plan space
- Meeting rooms
- Comfort cooling and heating
- LED lighting
- Raised flooring
- Suspended tile ceiling
- Large windows allowing good natural light
- 1:297 sq ft car parking ratio
- Cycle parking

### 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.



### Accommodation

	sq ft	sq m
<b>TOTAL</b>	<b>6,521</b>	<b>605.82</b>

### Additional Information

#### Rates

Interested parties are advised to make contact with South Cambs District Council on 03450 450 500.

#### Legal Costs

Each party 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

C-69. Available on request

#### Postcode

CB4 1DL

#### Enquiries

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### Important Notice

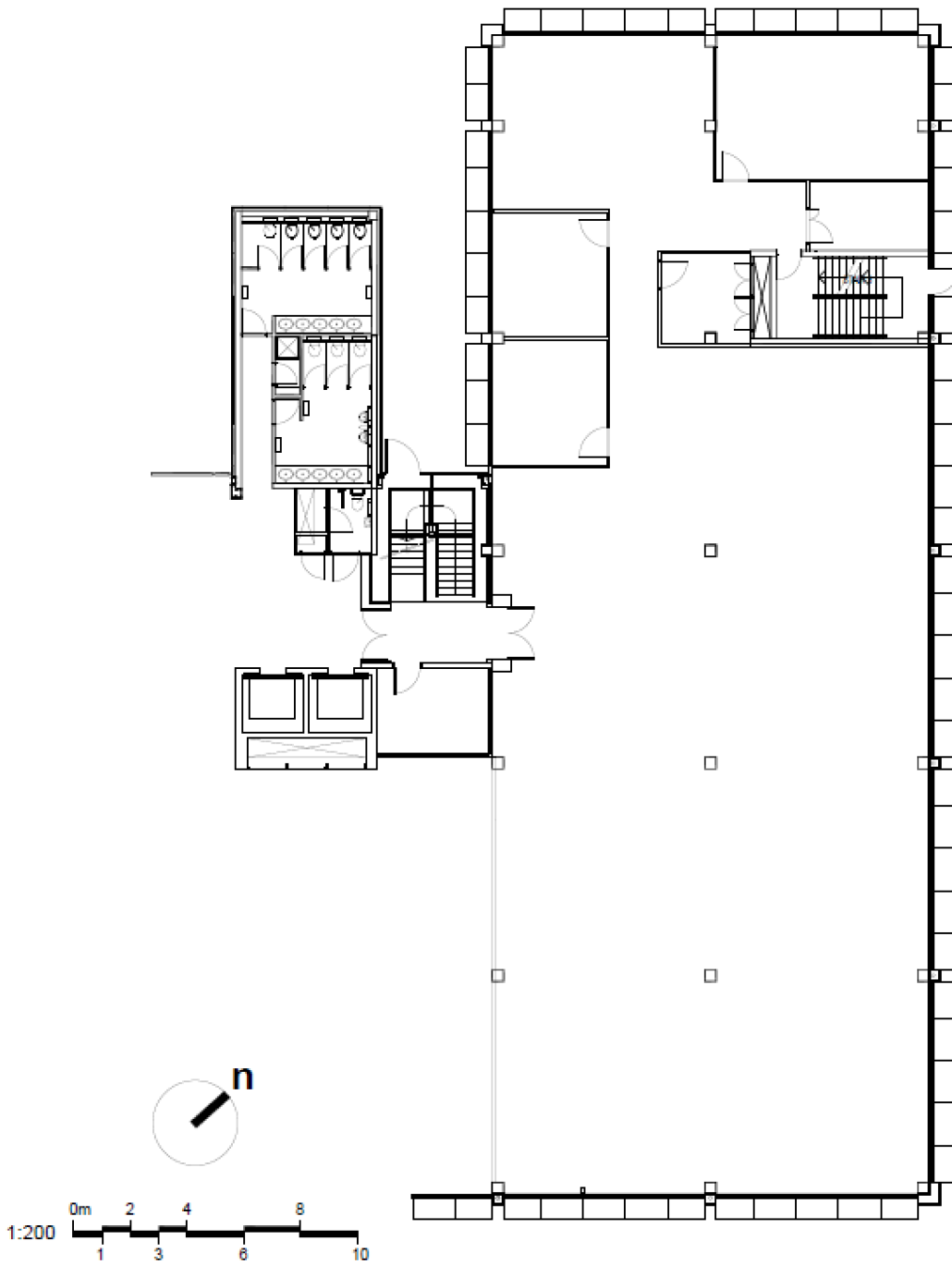
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### Proposed Floor Plan



\* Plan not to scale.