



**THIRD FLOOR SUITE, ST ANDREWS HOUSE  
59 ST ANDREWS ST, CAMBRIDGE, CB2 3BZ**

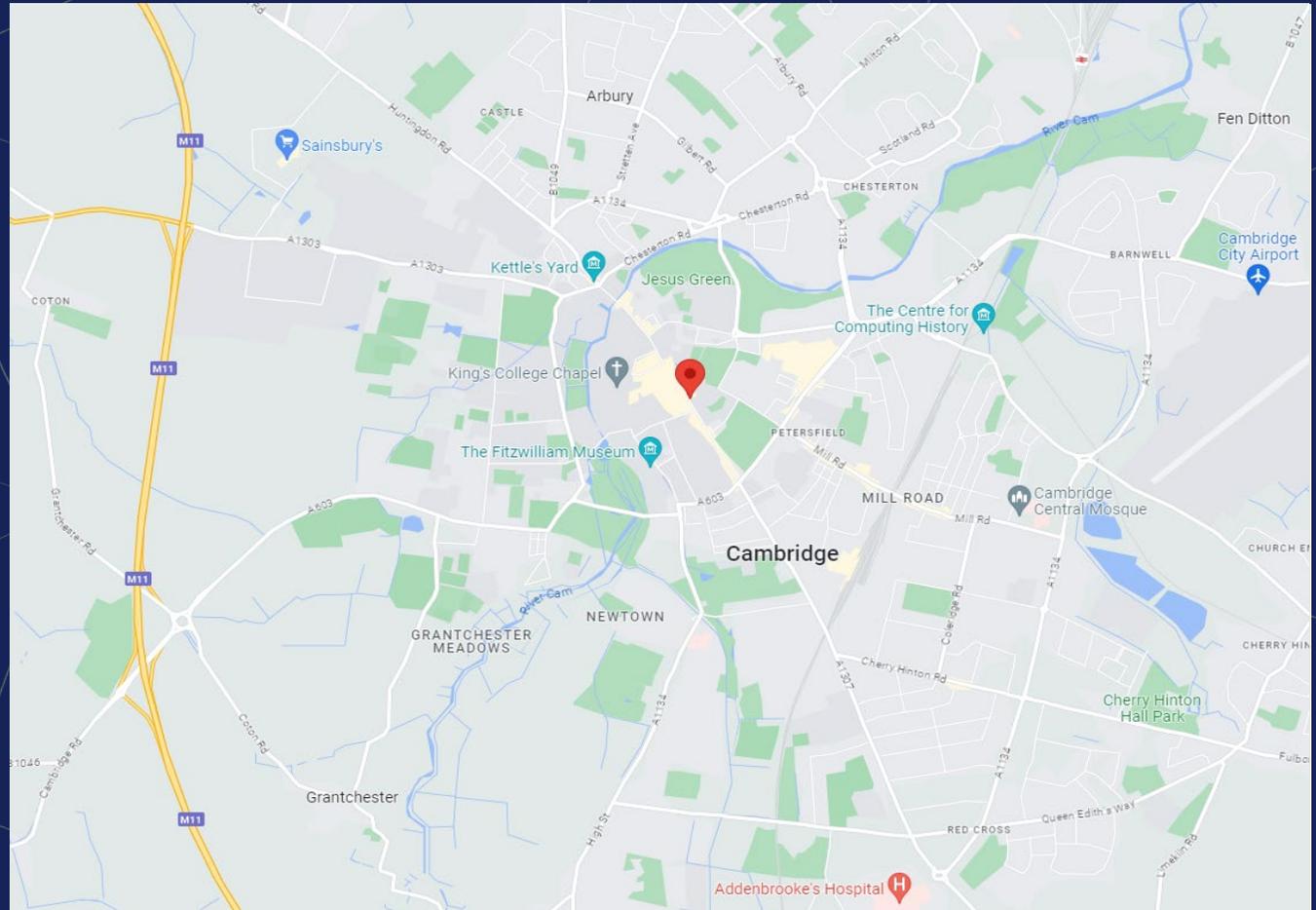
**TO LET | OFFICES: 1,770 SQ FT**

  
**BIDWELLS**

## 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.



## SUMMARY

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### 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
- Exposed services
- A/C in the office.
- Shared Kitchen.
- Shared Female and Male WCs.

### 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

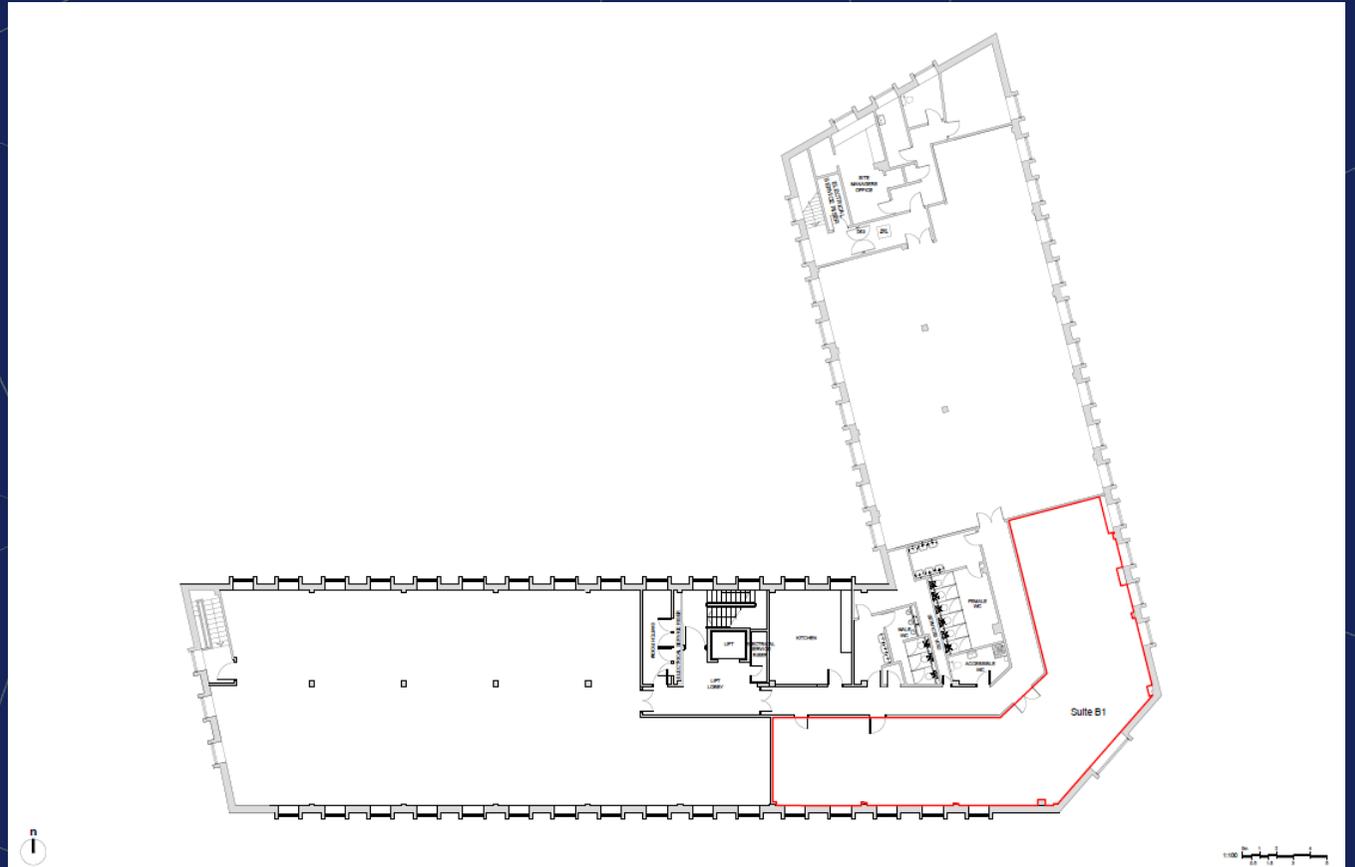
CB2 3BZ

## ACCOMMODATION

### Suite B1

Sq ft

1,770



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## GALLERY

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## GALLERY

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## Enquiries

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