



**PART GROUND FLOOR, ST ANDREW'S HOUSE  
ST ANDREW'S ROAD, CHESTERTON, CAMBRIDGE, CB4 1DL**

**TO LET | OFFICES: 6,521 SQ FT (605.82 SQ M)**

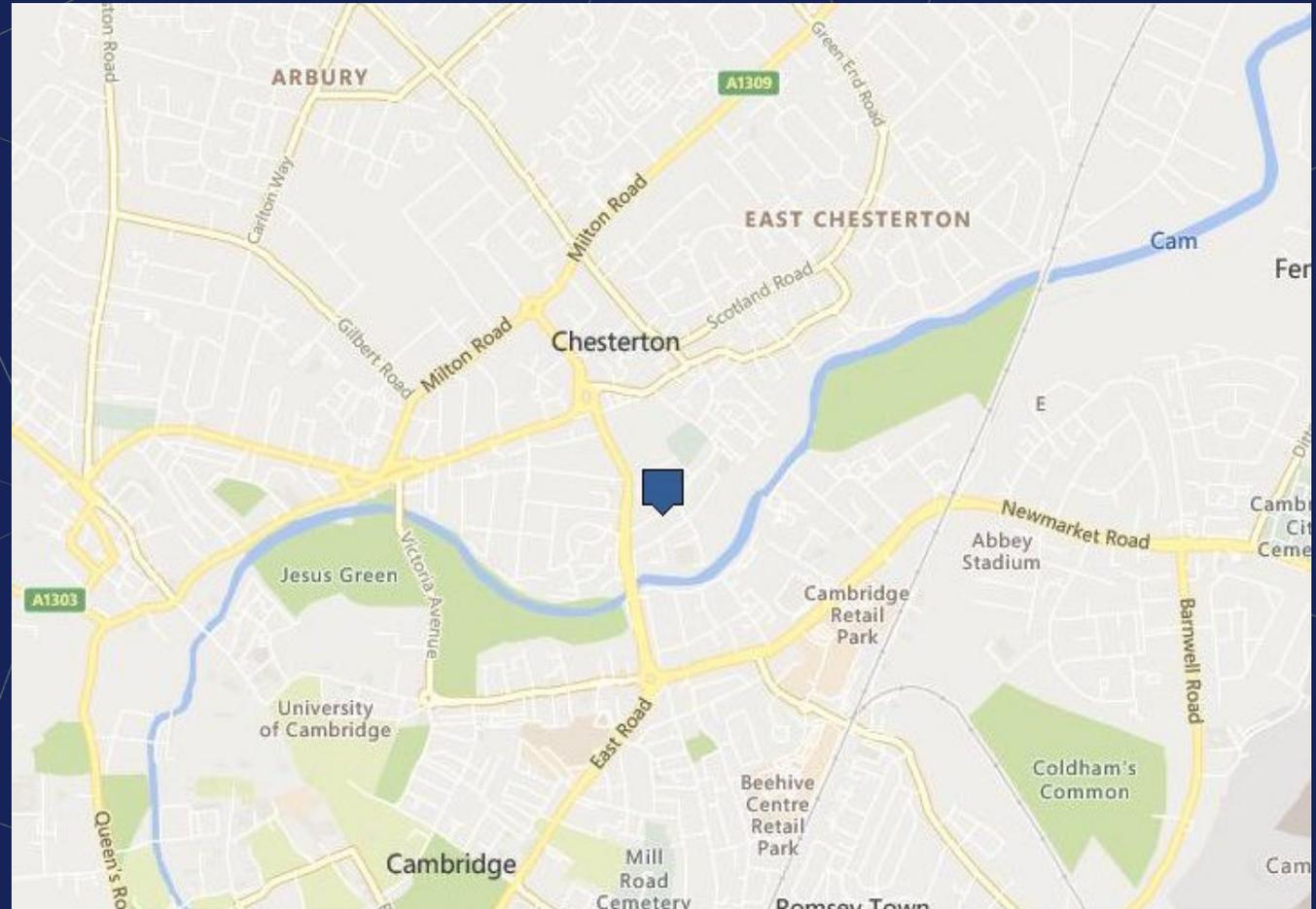
  
**BIDWELLS**

## 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.



## SUMMARY

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### 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 quality fit out including open plan space, meeting rooms, informal meeting space, kitchen and breakout space.

### Specification includes:

- High quality open plan space
- Triple height reception
- 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

### Additional information

#### Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

#### Rates

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

#### 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

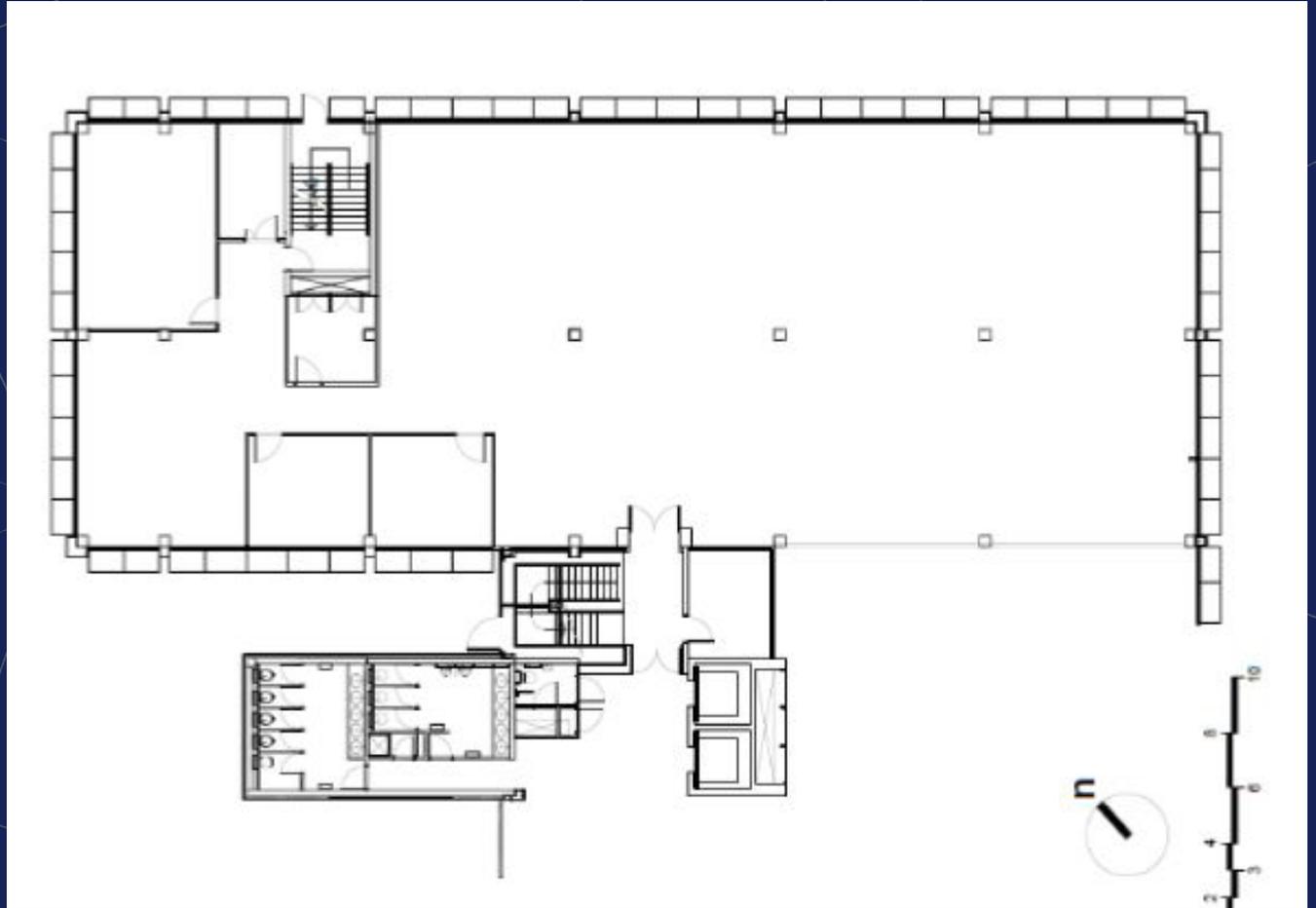
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#### Postcode

CB4 1DL

## ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor	6,521	605.82



01223 841 841  
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## GALLERY



01223 841 841  
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## Enquiries

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