



20

ST ANDREW  
STREET

MIDTOWN EC4

6,166 SQ FT  
OFFICE TO LET



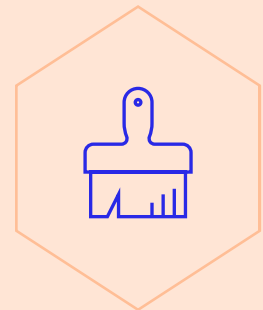
# MODERN ELEGANT WORKSPACE

20 St Andrew Street is ideally located between Farringdon & the City, easily accessible from several key transport hubs and near a wide range of retail amenity, including Leather Lane Market and Holborn/Farringdon Road.

The third floor offers 6,166 sq ft of new, Cat A office space to make your own. The building boasts a high specification, with a refurbished reception, excellent end-of-journey facilities and superb natural light throughout.



## SUMMARY SPECIFICATION



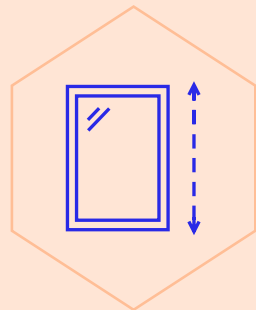
Newly refurbished Cat A



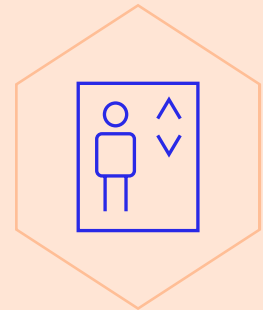
90 bicycle racks



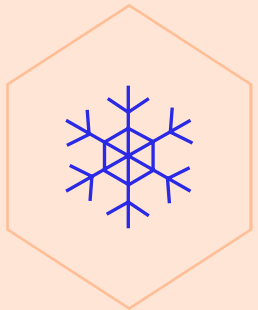
12 showers



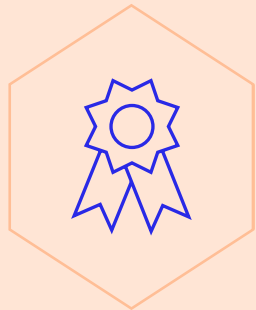
Floor to ceiling glazing



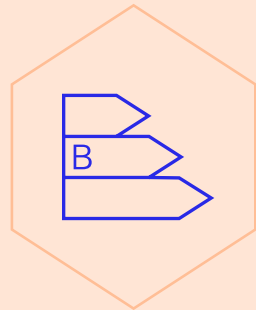
4 x 10 person passenger lifts



VRF air conditioning



BREEAM 'Very Good'



EPC B rating

## CONNECTIVITY



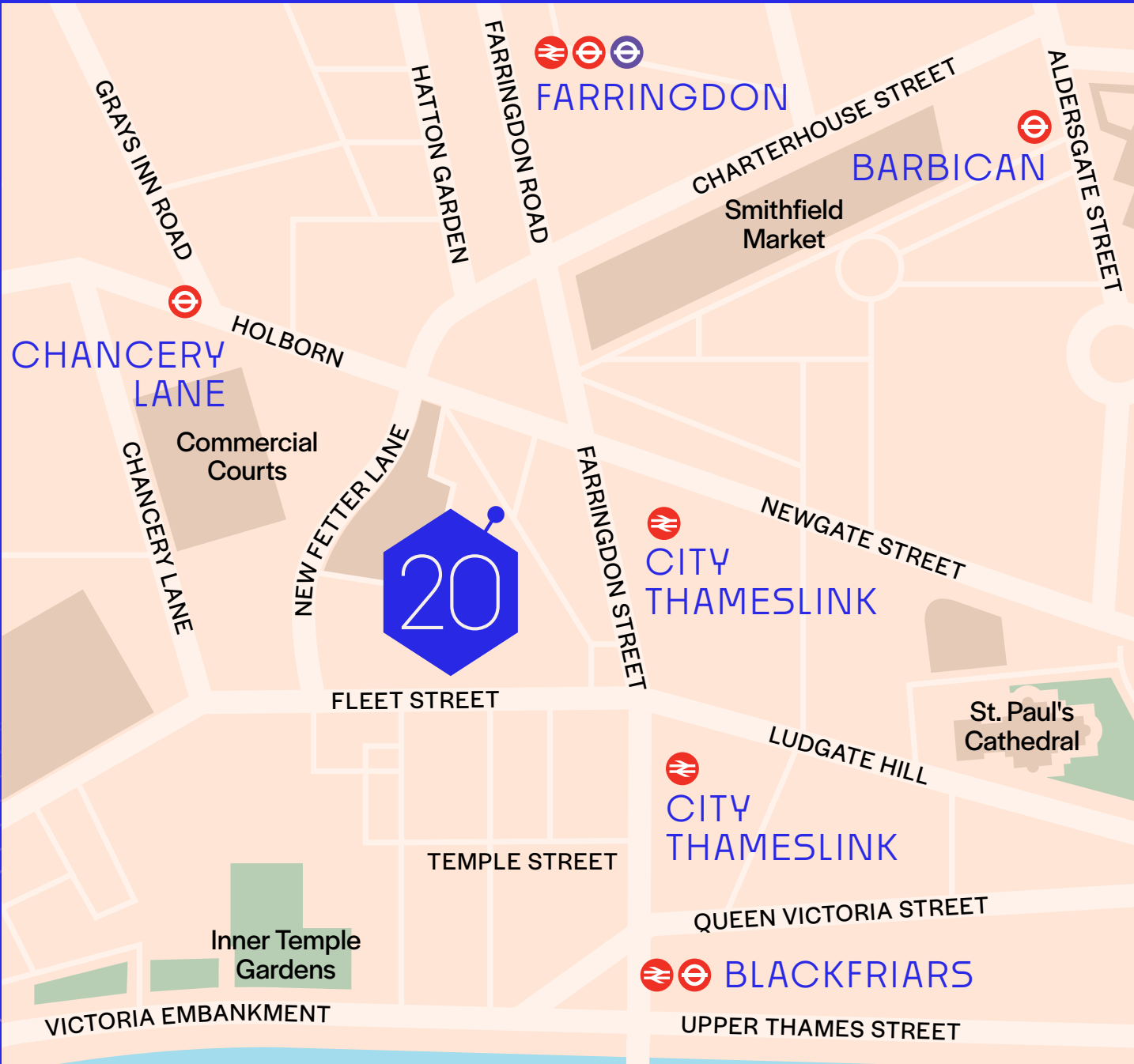
Farringdon



Chancery Lane



City Thameslink

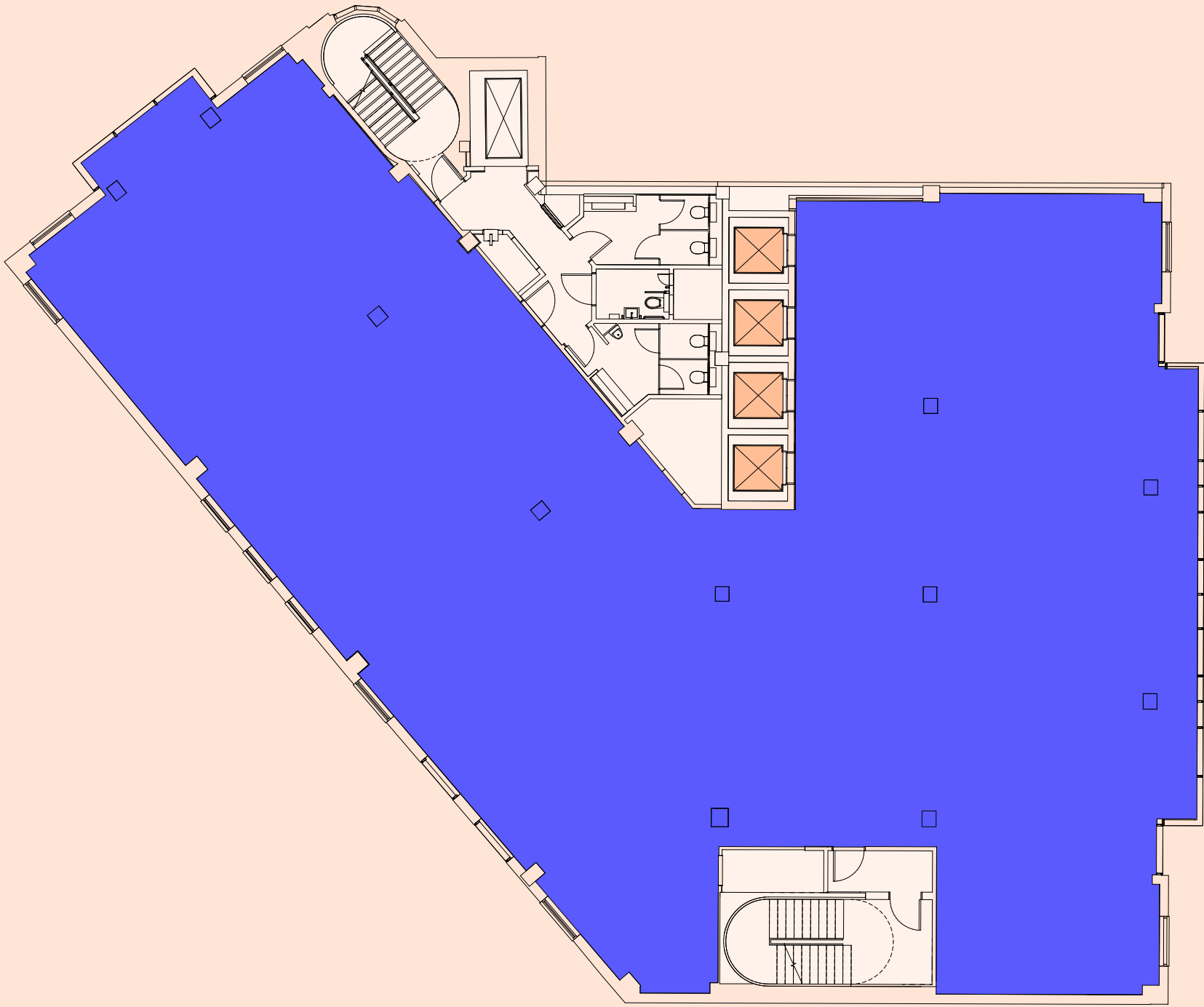







3RD FLOOR – 6,166 SQ FT / 572.8 SQ M

- Office ◆
- Core ◇
- Lift ◆



 Floorplan not to scale. For indicative purposes only.

FURTHER INFORMATION

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Misrepresentations Act 1967: Whist all the information in this brochure is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2025.

Designed by Cre8te – 020 3468 5760 – cre8te.london