



Office – c.3,800 sq ft (353.03 sq m)

**SUITE B, FIRST FLOOR, TERRINGTON HOUSE,
HILLS ROAD, CAMBRIDGE
TO LET**

Location

Enjoying a prime city centre location, Terrington House is a prestigious 4-storey office building.

Terrington House is located at the junction of Hills Road and St Paul's Road and is within just a few minutes' walking distance of both the city centre and Cambridge train station. Cambridge train station provides fast rail links to London King's Cross (50 minutes) and London Liverpool Street (1 hour 15 minutes).

Other occupiers on Hills Road include Mills and Reeve, Eversheds Solicitors, Apple and KPMG.

Description

Suite B is located on the first floor of this multi-occupied office building.

The suite benefits from the following;

- Open plan office space.
- VRV air cooling system
- Metal tiled fully accessible raised floor
- Recessed LG7 lighting with motion sensors - Carpeted throughout
- Kitchen/breakout space
- 4 car parking spaces
- 2 meeting rooms

The building has the benefit of high specification male, female and disabled WCs on each floor.

The basement area provides secure car parking for the suites along with the shower facilities. This is accessed via St Paul's Road and also includes provision for bicycle parking.

Terms

Terms to be discussed.

Full details and quoting terms available upon application.



Accommodation

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

	Sq m	Sq ft
1 st floor:	353.03	3,800

Additional Information

Rates

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

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

Available upon request.

Postcode

CB2 1NL

Enquiries

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