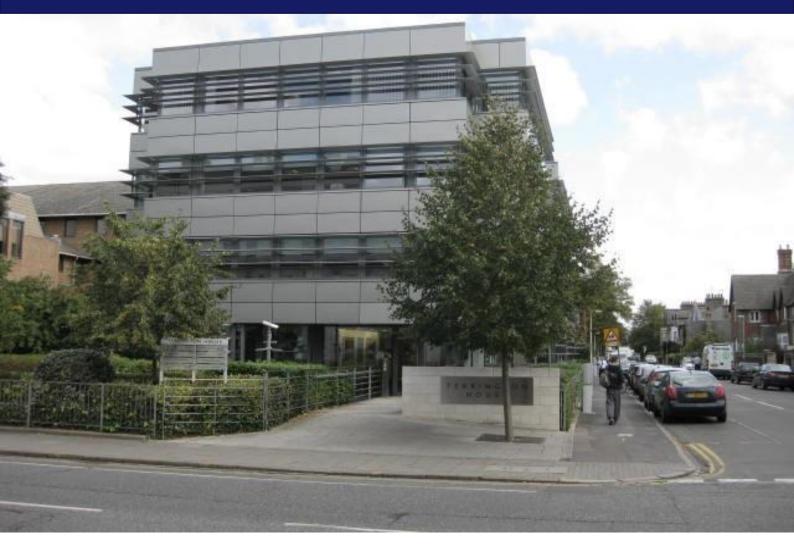
# **✓**BIDWELLS









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 multioccupied 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

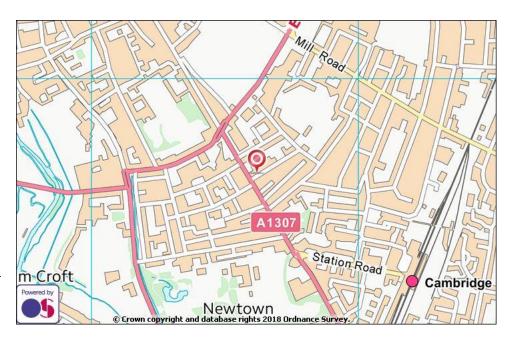
The building has the benefit of high specification male, female and disabled WCs on each floor.

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<sup>st</sup> 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**

George Craig 01223 559241

george.craig@bidwells.co.uk

Jack Vestey 01223 559315

Jack.vestey@bidwells.co.uk

#### Important Notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.