



**SUITE B, FIRST FLOOR, TERRINGTON HOUSE,  
HILLS ROAD, CAMBRIDGE, CB2 1NL**

**TO LET | OFFICES: 3,993 SQ FT (370.96 SQ M)**

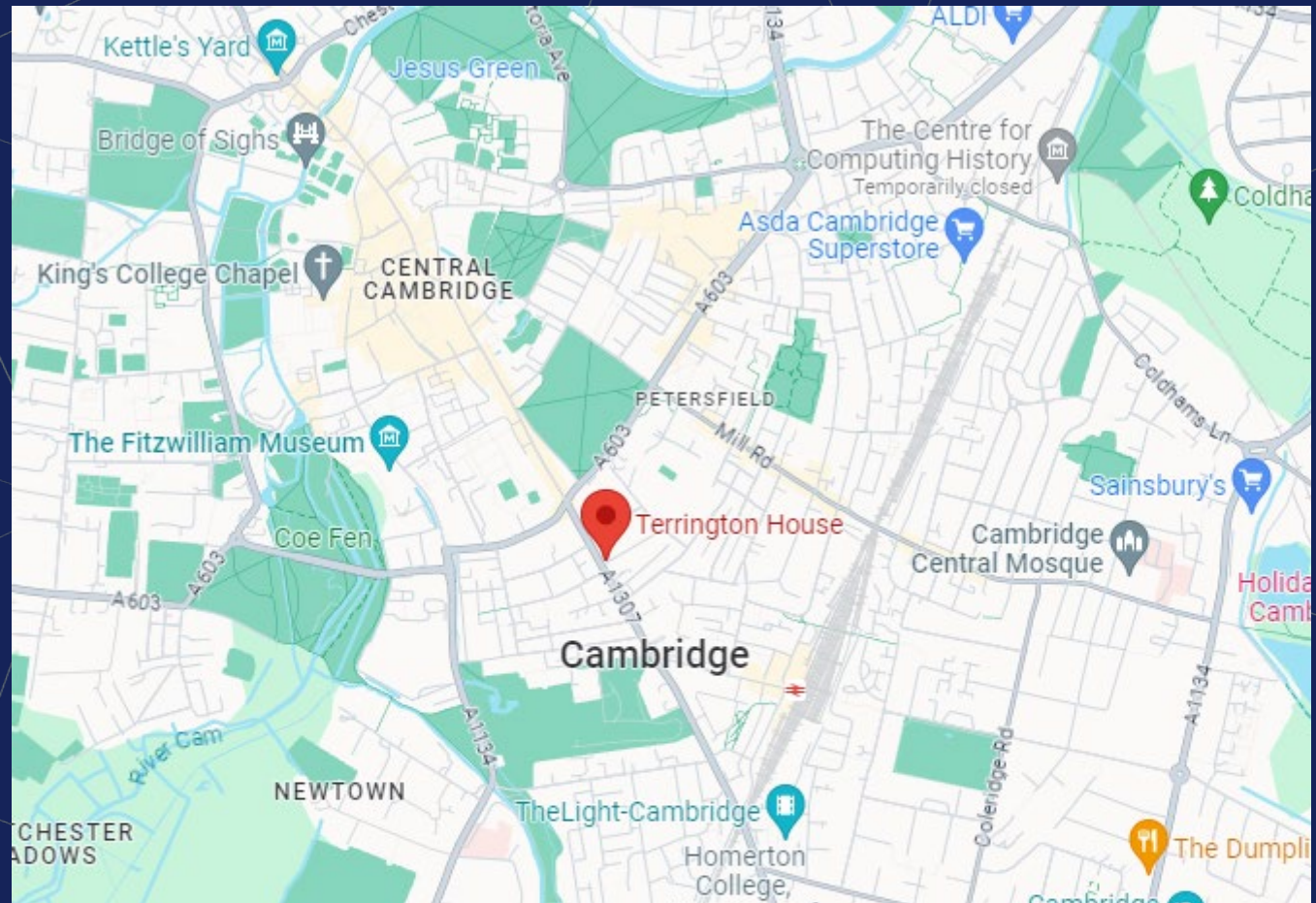


## LOCATION

Enjoy 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 (45 minutes) and London Liverpool Street (1 hour 15 minutes).

Other occupiers on Hills Road include Mills and Reeve, Amazon, Samsung, Apple and KPMG.



## SUMMARY

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### Description

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

### Specification includes:

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

The building has 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.

### Additional information

#### Terms

Terms to be discussed.

Full details and quoting terms available upon application.

#### 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 1NL

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## GALLERY

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## Enquiries

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