

# Terrington House, Hills Road, Cambridge, CB2 1NL

Available Now  
TO LET

1,852 – 5,628 Sq Ft

TERRINGTON  
HOUSE

ST PAUL'S ROAD

20  
ZONE

# The Building

## Description

Terrington House comprises of 22,222 sq ft and is situated on Hills Road which is the main arterial road leading into the centre of Cambridge. The building is home to a variety of professional services.

There are amenities within the building including shower facilities, reception/greeting space, bike parking and car parking.

Nearby is Cambridge city centre (15-minute walk), Cambridge central train station (10-minute walk), many cafes and restaurants and Parker's Piece.



Affordable space



New cooling and heating system



7 car parking spaces



Bike parking spaces



Shared shower and WC facilities



Recently refurbished



<b>Lease</b>	Available Now
<b>Quoting Rent</b>	£45 per sq ft
<b>Rates</b>	c.£19.90 per sq ft (Parties are advised to make their own enquires to Cambridge City Council – 01223 457 000)
<b>Service Charge</b>	£12.03 per sq ft (2026).
<b>EPC</b>	Suite A, Second Floor: <b>B (47)</b> Suite B, Ground Floor: <b>A (25)</b>

# Schedule of Area

Floor	Area (Sq Ft)	Area (Sq M)	Status
Suite B, Ground Floor	3,776	351	Available
Suite A, Second Floor	1,852	172	Available



# Location



Cambridge City Centre & Grand Arcade

Grafton Centre

Parker's Piece

Hills Road

Cambridge Station (0.5 miles Southeast)

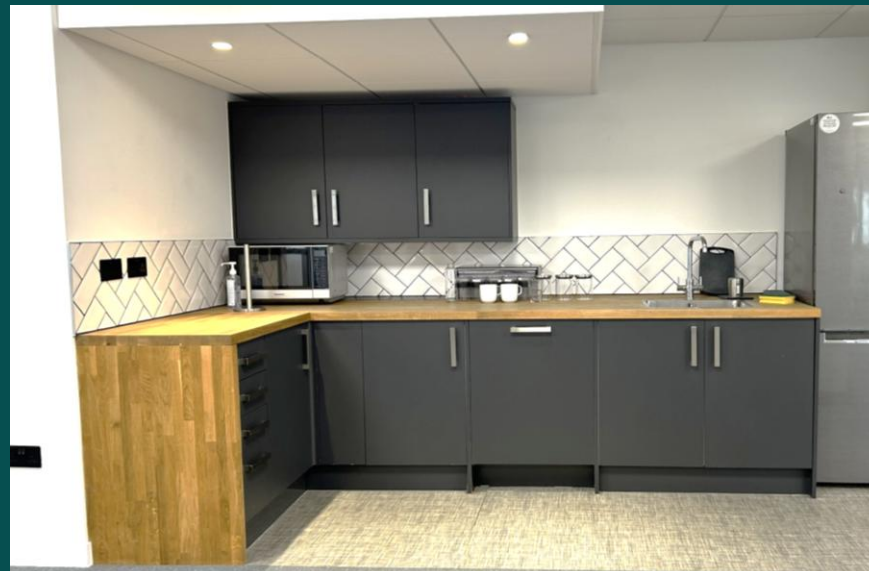
Terrington House

# Images

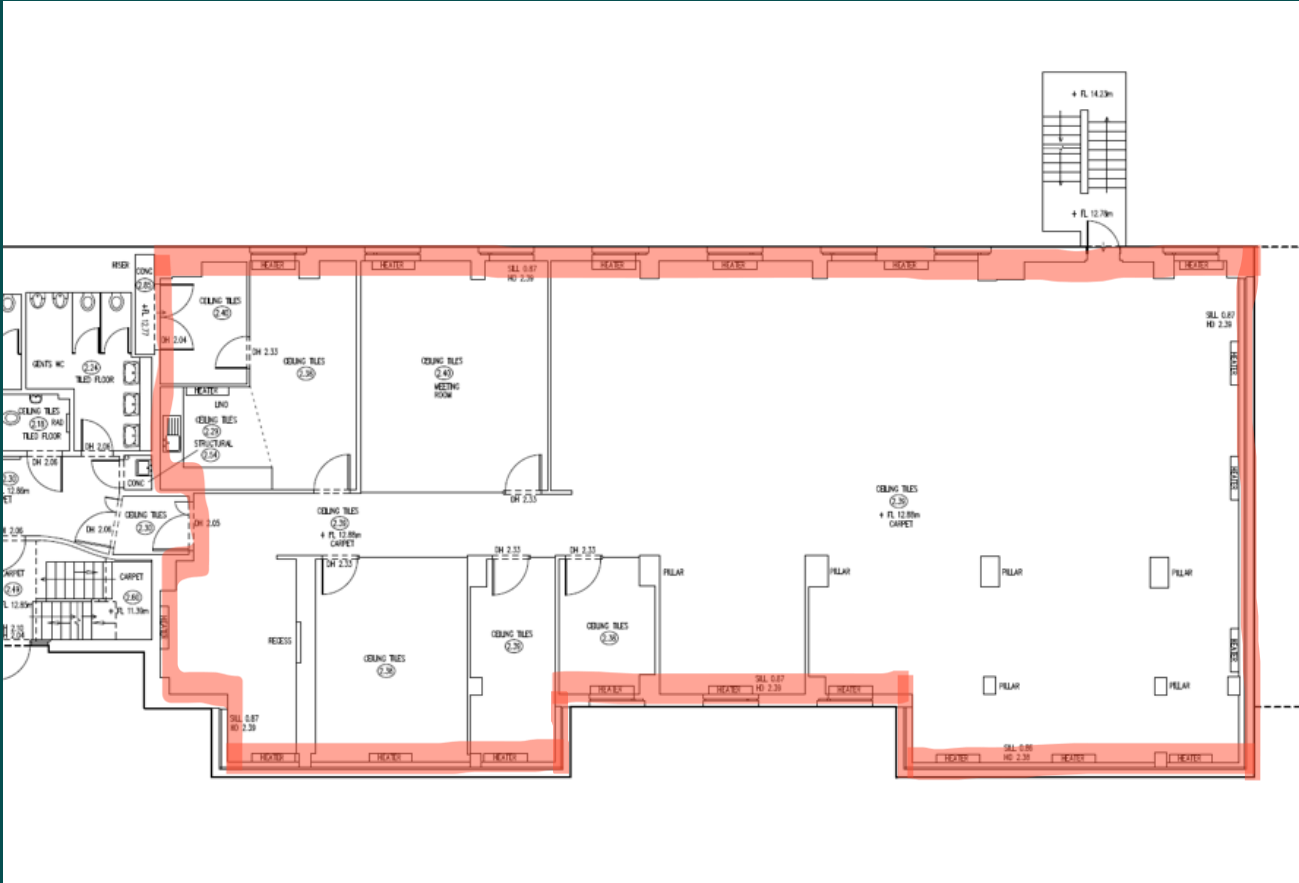
Suite B, Ground Floor



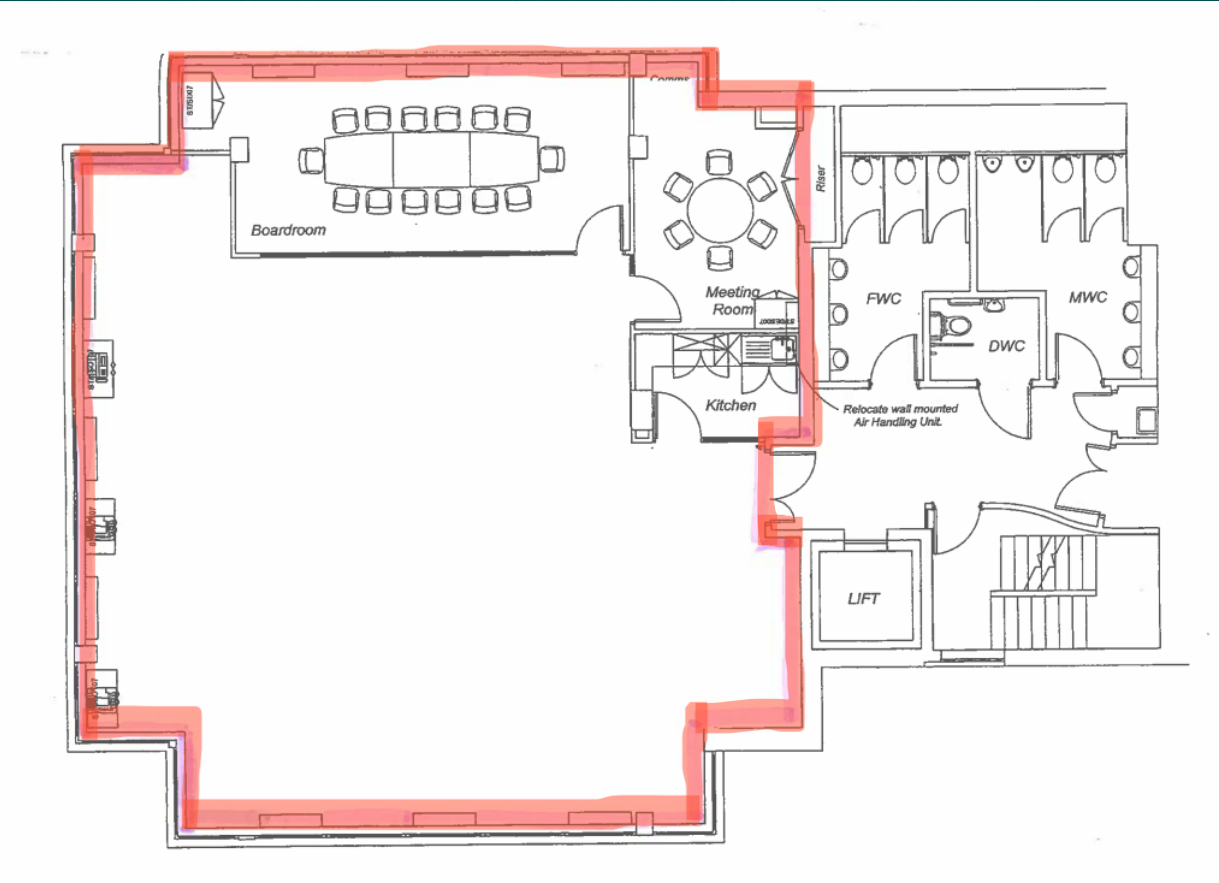
Suite A, Second Floor



# Floor Plans



Suite B, Ground Floor



Suite A, Second Floor

# Contacts



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