

To be
refurbished

HEADQUARTERS
OFFICE BUILDING
TO LET

7,968 - 33,166sq ft (740 - 3,081 sq m)

 **TITAN
HOUSE**
EUSTON PARK • TELFORD

TELFORD

Telford is a thriving town in the county of Shropshire. It has a population of approximately 170,000 people which has access to a workforce of a further 300,000 people within a 30 mile radius. The town's population has been forecast to increase by a further 15% by 2031 which will be aided by the new homes programme. Telford also houses 5,000 businesses ranging from SME's to multinational corporates.

Access for staff to Titan House is excellent with the building overlooking the M54 which provides a gateway to the M6, M5, M42, and M40 motorways.

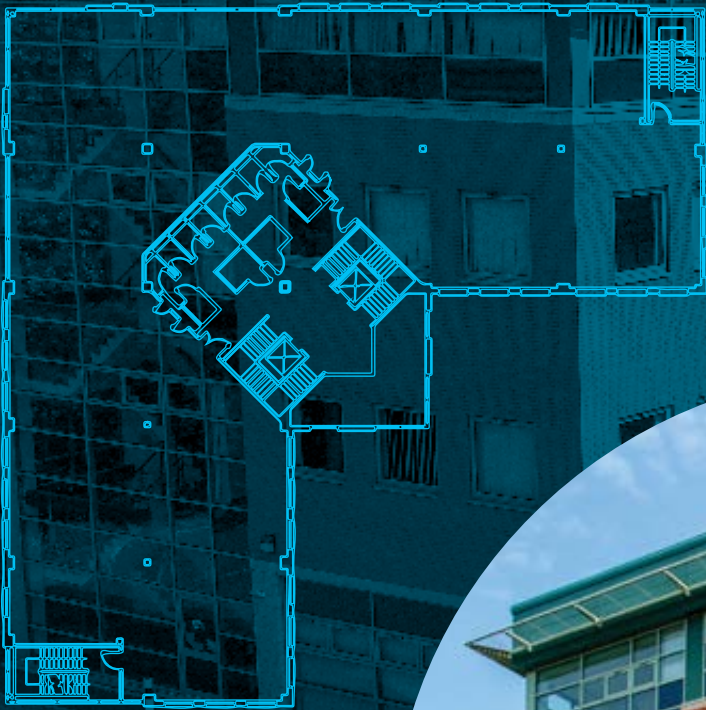
Telford also benefits from an excellent train service with access to Wolverhampton in 23 minutes, Birmingham New Street in 47 minutes, and London Euston in 2 hours 13 minutes.



Titan House is one of four headquarters office buildings at Euston Park. The building overlooks the M54 motorway, and is within short walking distance of Telford Central Train Station, and the towns wealth of amenities.



TYPICAL FLOOR PLAN



QUALITY SPECIFICATION

The building will be refurbished to provide Grade A quality offices with the following Specification:

- Open plan floor plates
- Air conditioning
- Raised access flooring
- Suspended ceilings with integral lighting
- Two 10 person passenger lifts
- Male, Female and Disabled toilets to each floor
- Shower facilities
- 103 car park spaces (1/322sq ft)
- EPC rating of D76 (currently)

TERMS

The building is available as a whole or in part on a new lease for a term to be agreed. Rental terms available on application from the letting agents.

ACCOMMODATION

Floor	sq ft	sq m
Ground (Reception)	274	25.46
Ground	7,968	740.25
First	8,354	776.11
Second	8,337	774.53
Third	8,233	764.87
Total	33,166	3,081.22



SAT NAV: TF3 4LY
M54 junctions 4 & 5 within 1 mile

Commercial Occupiers

- ① Martin Kaye Solicitors (Euston Park)
- ② Towergate Insurance (Euston Park)
- ③ NHS (Euston Park)
- ④ Hitachi Finance (Stafford Park)
- ⑤ ReAssure (Windsor House)
- ⑥ HMRC (Telford Plaza)
- ⑦ CapGemini (Telford Plaza)
- ⑧ Fujitisu (Telford Plaza)
- ⑨ Telford & Wrekin Council

Local Amenities:

- ⑩ Premier Inn
- ⑪ Ramada by Wyndham
- ⑫ Mercure Telford
- ⑬ Costa Coffee
- ⑭ Café Go
- ⑮ KFC
- ⑯ Telford Shopping Centre
- ⑰ Forge Retail Park
- ⑱ Odeon Cinema

VIEWING

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