



**TO LET – HIGH QUALITY GROUND FLOOR OFFICES  
FORMING PART OF A PRESTIGIOUS OFFICE BUILDING ON FLEXIBLE TERMS**

**GROUND FLOOR OFFICE | TITAN HOUSE | EUSTON WAY | TELFORD | TF3 4LY**



# KEY POINTS

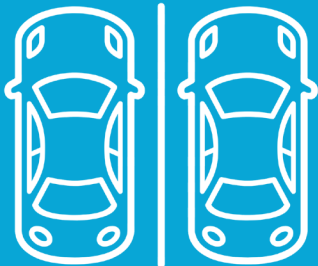
# 7,968

SQ FT

TOTAL NET INTERNAL FLOOR AREA



HIGH QUALITY  
GROUND FLOOR OFFICE



ONSITE DESIGNATED  
CAR PARKING

ALL MEASUREMENTS ARE APPROXIMATE





RENT

# £111,550

PER ANNUM  
(EXCLUSIVE)


James Evans

 07792 222 028

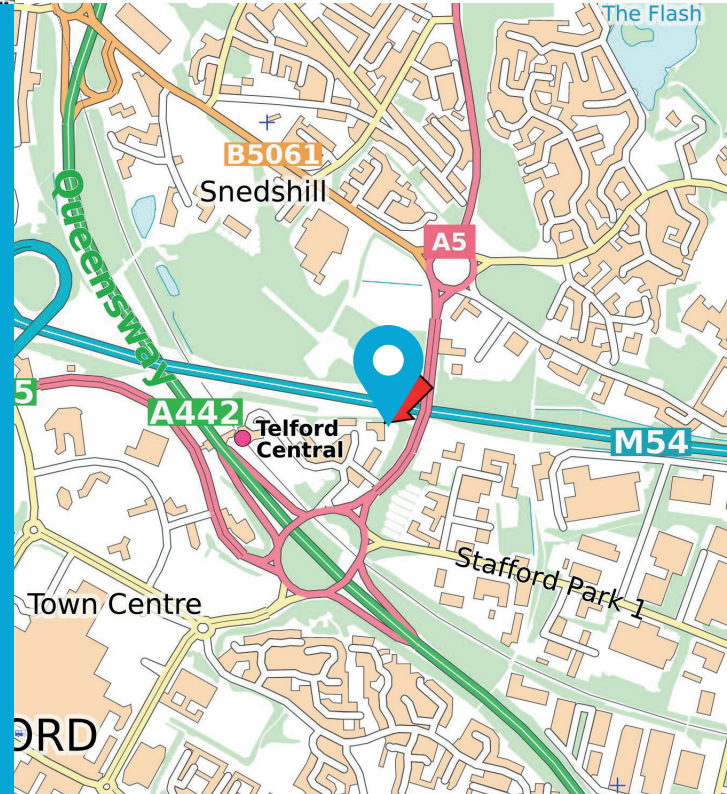
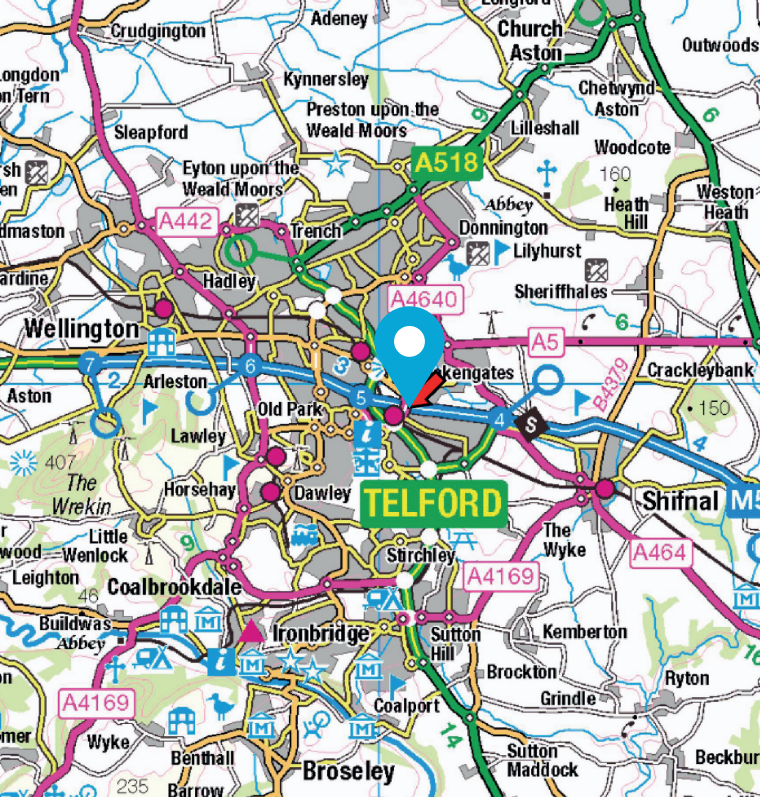
 james.evans@halls.gb.com



Ellie Studley

 07538 912 096

 e.studley@halls.gb.com



## LOCATION

The offices form part of the prestigious property known as Titan House which is located fronting onto Euston Park in the town centre of Telford.

Titan House is located in an area of mixed development located south of the M54 and to northeast of the A442(Queensway). Titan House is accessed off Euston Way, which is an access road off the island that acts as the intersection for the A5, A442 (Queensway), Stafford Park 1 and Hollinsgate.

Titan House is located approximately 0.2 miles from Telford Town Centre and is located in proximity of all local amenities.

The surrounding occupiers include Telford railway station, Premier Hotel, Beefeater and office accommodation with other occupiers including Towergate and NHS

The offices are located within close proximity of Telford railway station and the M54 and benefit from good accessibility.

Telford is a thriving town in the county of Shropshire. It has a population of approximately 170,000, which has a workforce of a further 300,000 within 30 miles radius. Titan House is one of four headquarters office buildings at Euston Park. The building overlooks the M54 motorway.

Telford is situated approximately 15 miles east of the county town of Shrewsbury and 32 miles northwest of Birmingham. The estimated population for the Borough of Telford in 2017 was 175,271. The town is situated at the terminus of the M54 Motorway. The town has three railway stations and is on the Shrewsbury to Wolverhampton Line. Birmingham International Airport is located approximately 45 minutes from Telford.



TELFORD  
POPULATION

175,000

APPROXIMATELY



what3words  
caressed.swift.obliging



# DESCRIPTION

The offices form part of the headquarters office building known as Euston Park. The offices provide high quality office accommodation that provide a Total Net Internal Floor Area of approximately 7,968 ft sq (740.18 m sq). The ground floor office accommodation is offered to let on flexible terms and offered to let as a whole or in part further details available from the letting agents upon request.

The office accommodation benefits from a high-quality design and benefits from use of a communal entrance and communal toilet and welfare facilities and there is lift access within the building as a whole. The offices can benefit under their current configuration from an exclusive ground floor entrance. The offices would lend itself to a variety of office and business uses as they are at ground floor level and provide open plan accommodation ideal for office/quasi retail/educational/medical related uses. The accommodation benefits from use of twenty designated car parking spaces in the communal car park serving the development.

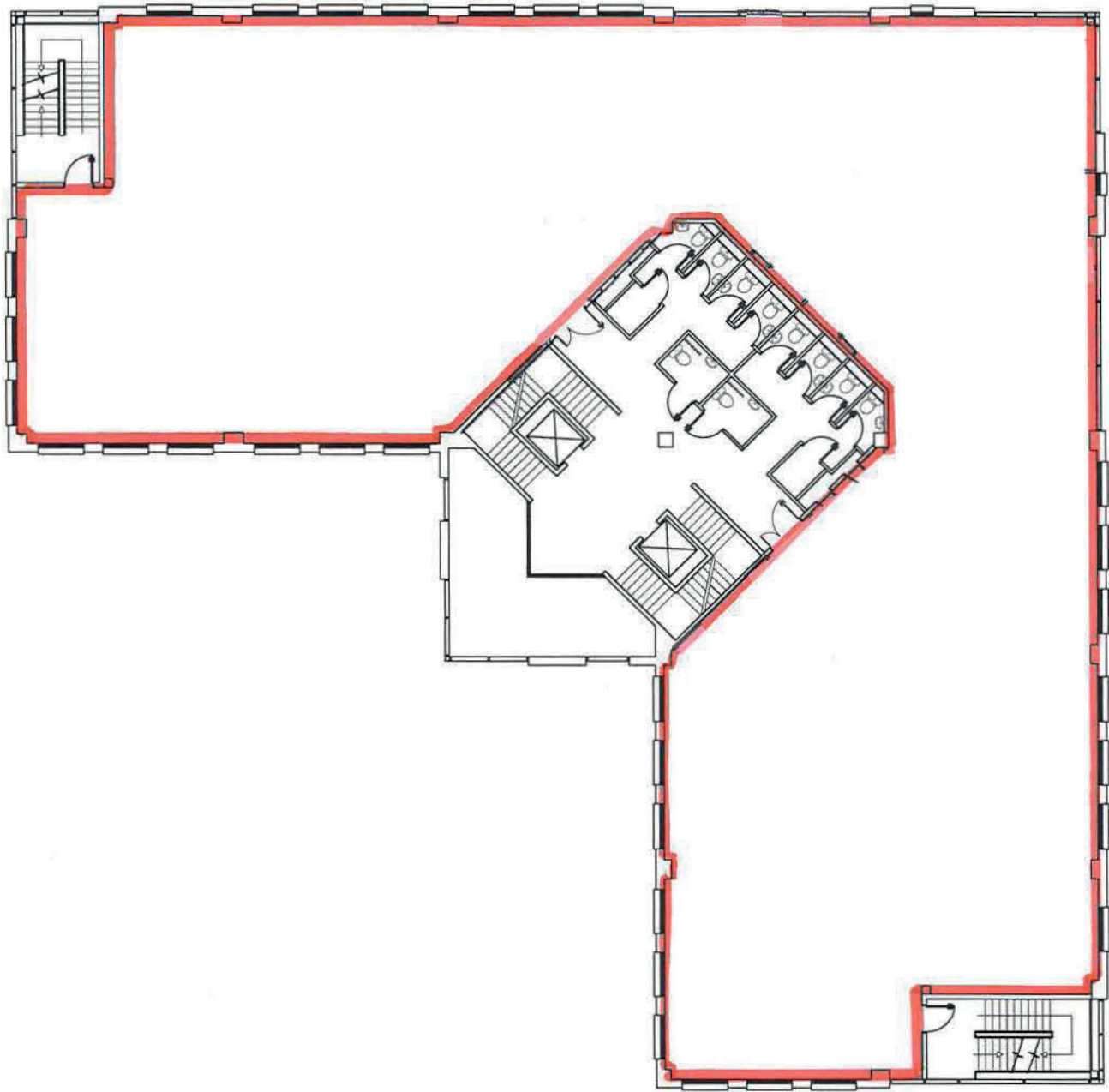
The full potential of the office/business spaces can only be appreciated by undertaking a viewing of the opportunity.

# ACCOMMODATION

All measurements are approximate

DESCRIPTION	M SQ	SQ FT
GROUND FLOOR OFFICES		
TOTAL NET INTERNAL FLOOR AREA	740.18	7,968
OUTSIDE		
20 DESIGNATED CAR PARKING		





## TENURE

The property is offered to let on a new lease for a length of term by negotiation with rent reviews at three intervals subject to negotiation. The lease is granted on Tenants Internal Repairing and Insuring Terms, subject to service charge provisions. Further details from the letting agents upon request

The offices are offered to let on flexible lease terms and as a whole or in part further details available from the letting agents upon request.

## VAT

The property is understood to be elected for VAT. Therefore VAT will be charged on the rent

## RENT

£111,550 (One Hundred and Eleven thousand Five Hundred and Fifty pounds) exclusive per annum paid quarterly in advance

Details relating to the rental levels for parts of the offices are available from the letting agents upon request.

## RATES/EPC

RATEABLE VALUE	ENERGY RATING
£92,000	B (39)



RATES



EPC

## LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to the transaction.

## PLANNING

The property is understood to benefit Use Class E of the Town and Country Use Classes Order

## SERVICES

Not tested prospective tenants are to rely on their own enquiries

We understand that the property is served by the following services

SERVICE/UTILITY	
WATER	MAINS
FOUL & SURFACE WATER DRAINAGE	MAINS
GAS	N/A
ELECTRICITY	MAINS
CLIMATE COOL CENTRAL HEATING	

## LOCAL AUTHORITY

Telford and Wrekin Council  
Southwater Square  
St Quentin Gate  
Telford  
TF3 4EJ

01952 380000

[TELFORD & WREKIN COUNCIL WEBSITE](#)



## VIEWING

Strictly by prior arrangement with the letting agents. For more information or to arrange a viewing please contact:

Commercial Department



01743 450 700



[commercialmarketing@hallsqb.com](mailto:commercialmarketing@hallsqb.com)

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