Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Estates & Investments

To Let

Second Floor Offices

Euston House, Euston Way, Telford, TF3 4LY



5,978ft² (555m²) NIA (approx)

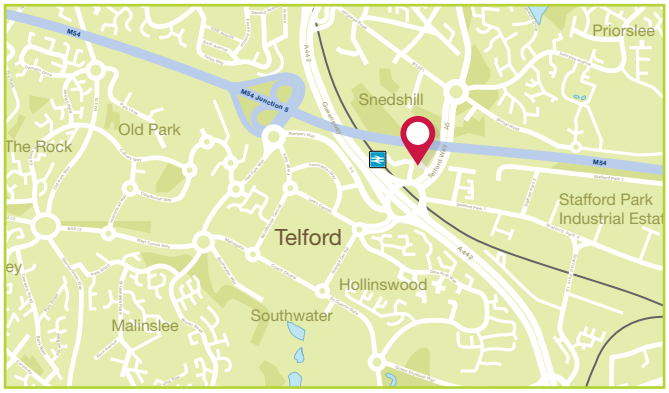
01952 384333

estates&investments@telford.gov.uk

www.estatesandinvestments.co.uk

Euston House, Euston Way, Telford TF3 4LY

Location
Euston House is one of five modern offices located off Euston Way adjoining Telford Railway Station. It is in the central business district of Telford off the Hollinswood Interchange of the A442, the north/south distributor road. Junction 4 and 5 of the M54 are within a few minutes drive.



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Description
Euston House was constructed in the 1990s, it comprises three floors of offices with a communal entrance lobby and lift to all floors.

The second floor extends to 5,978ft² (555m²). The lift opens into a lobby with kitchen and WCs, off this is a secure open plan office with 2x store rooms off. Dedicated parking is available on site.

Specification
- Raised floors
- Carpeted accommodation
- Air conditioned offices
- Lift
- Security alarmed
- On site parking - 20 spaces

Lease Terms
A minimum three year lease on a full repairing basis.

Rent
£65,750 p.a plus VAT.

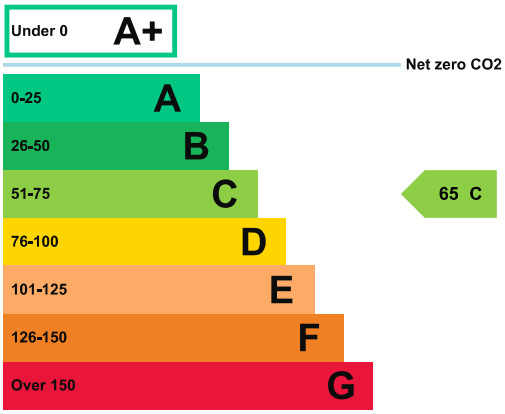
Service Charge
An annual service charge is levied in respect of the maintenance and repair of the common parts of the building and the external areas.

Insurance
The lessee is responsible for payment of the building insurance premium, as recharged by the Landlord.

Business Rates
The Lessee shall be responsible for payment of Business Rates, the current Rateable Values is £57,500.

Lease Costs
The ingoing Lessee shall pay the Landlord's reasonable costs in drawing up the Lease.

Energy Performance Certificate
This property's energy rating is C.



Viewing
To arrange a viewing or for further details please contact:

Estates & Investments:
Tel: 01952 384333
estates&investments@telford.gov.uk

Telford & Wrekin Council,
Regenerations & Investment,
Wellington Civic & Leisure Centre,
Larkin Way, Telford TF1 1LX

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
(iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Produced by the Design Team, Corporate Communications.
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