

TO LET

TSR

TOWLER SHAW ROBERTS

MODERN GROUND FLOOR OFFICE PREMISES WITH ON-SITE CAR PARKING



**GROUND FLOOR
OFFICES**

COURTSIDE HOUSE

TELFORD SQUARE

TELFORD

SHROPSHIRE, TF3 4HX

- Modern ground floor office suite extending in total to approx. 1,409 sqft (130.9 sqm) with 5 on-site car parking spaces.
- Well-appointed and versatile accommodation providing open plan office space with separate office and meeting room.
- Prominent location within a short walking distance of Telford Town Centre and Railways Station.
- Available To Let on a new Lease. Rent: **£16,000** per annum exclusive.

Call 01952 210222

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

Courtside House is located within the attractive pedestrianised Telford Square amongst the Telford County Court, New Town House (Department for Work and Pensions) and West Mercia Police Station. A large public pay and display car park is located in the immediate vicinity with ODEON Cinema and the Telford Covered Shopping Centre situated nearby.

Located within the heart of England, Telford boasts major road and rail networks with the County Town of Shrewsbury situated 15 miles west and stands on the M54 motorway which provides a gateway to the M6, M5, M42 and M4 motorways.

The town also benefits from an excellent train service with access to Wolverhampton in 24 minutes, Birmingham New Street in 49 minutes and London Euston in 2 hours and 18 minutes.

Description

This ground floor office suite forms part of a modern two-storey detached office building and extends to approx. 1,409 sqft (130.9 sqm) benefitting from shared access and lobby area.

The offices provide high-quality accommodation providing open plan office accommodation with separate office, meeting room and kitchen facilities. The premises have been fit out to a high standard incorporating perimeter trunking, carpeted flooring, gas fired radiator central heating and suspended ceiling with inset LED lighting.

Externally the premises benefit from 5 allocated car parking spaces as marked blue on the attached plan.

Accommodation

	SQFT	SQM
Offices	1,300	120.8
Kitchen	109	10.1
Total	1,409	130.9

Tenure

The premises are available To Let on a new lease for a term of three years, or multiples thereof subject to three yearly upward only rent reviews, on a Tenant’s internal repairing and insuring basis.

Rent

£16,000 per annum exclusive payable quarterly in advance.

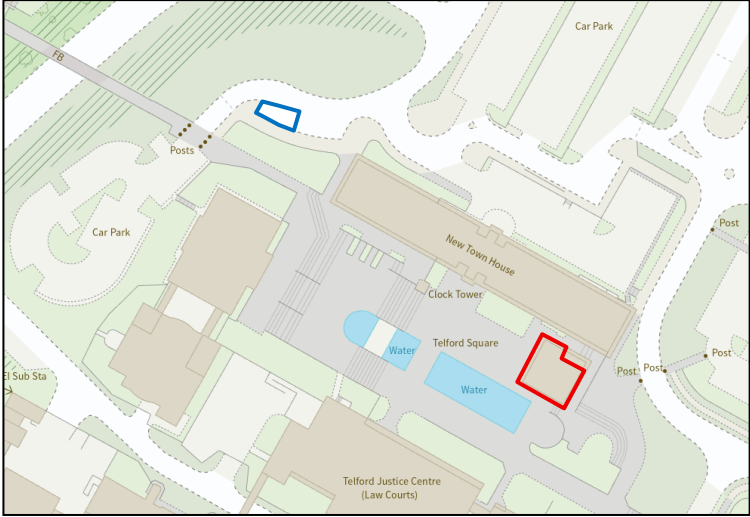
A Service charge is payable in addition on an ad hoc basis. Further details are available from the Letting Agents upon request.

Energy Performance Rating

Energy Performance Asset Rating: C 61

Services (Not checked or tested)

We are advised that the mains water, electricity and drainage services are available/connected. Interested parties are advised to make their own enquiries with the relevant utility companies.



For Reference Only

Scale: Not to Scale

Business Rates

At the date of printing, the property was assessed on the Valuation Officer’s website for the 2026 Rating List as follows:

Description – Office and premises
Rateable Value – £12,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Local Authority

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. TEL: 01952 380000

Legal Costs

Each party to bear their own legal costs incurred within the transaction.

VAT

All costs/prices are subject to VAT at the prevailing rate if applicable. We are advised the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by prior appointment with the Sole Letting Agents, Towler Shaw Roberts, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA. Tel: 01743 243900.

August 2026

TSR House, Brassey Road, Old Potts Way,
Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at
4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Important Notice

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