TO LET

TSR
TOWLER SHAW ROBERTS

MODERN SECOND FLOOR OFFICE WITH ON-SITE CAR PARKING IN SOUGHT-AFTER LOCATION



SECOND FLOOR OFFICE
THE FOUNDRY
EUSTON WAY
TELFORD
TF3 4LY

- Modern second floor office suite extending to approx. 5,228 sqft (485.67 sqm) with generous onsite staff and visitor car parking.
- Modern accommodation providing open plan office space with individual meeting rooms, kitchen and staff room, having male and female WC facilities.
- Occupying an excellent location in Euston Way forming part of an attractive designated office park development close to the Telford Central train station.
- Available to let on a new lease. **Rent: £66,368 per annum exclusive.**

Call **01743 243900**

www.tsrsurveyors.co.uk

Location

The property occupies an excellent location in Euston Way forming part of an attractive designated office park development being close to the Telford Central train station and a short distance from Junction 5 of the M54 motorway and Telford Town Centre.

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.

Telford 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

The Foundry comprises a large, detached headquarter office building with on-site car parking in an attractive landscaped setting.

The second-floor suite extends to approximately 5,228 sqft (485.67 sqm) and provides modern open plan office accommodation with separate meeting rooms. The suite also includes a kitchen and staff room, with separate male and female WC facilities.

The premises have the benefit of raised access floors with carpeted finishes, suspended ceilings with inset lighting, air conditioning and excellent natural lighting.

Access is provided by a separate personnel door leading from the car park area at the front. The suite has the benefit of 18 car parking spaces with 2 visitor spaces to the front of the property.

Accommodation

	SQFT	SQM
Second Floor		
TOTAL	**5,228**	**485.67**

Services (Not Checked or Tested)

Mains water, electricity, drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Tenure

The premises are available To Let on a new lease on terms to be agreed.

Rent

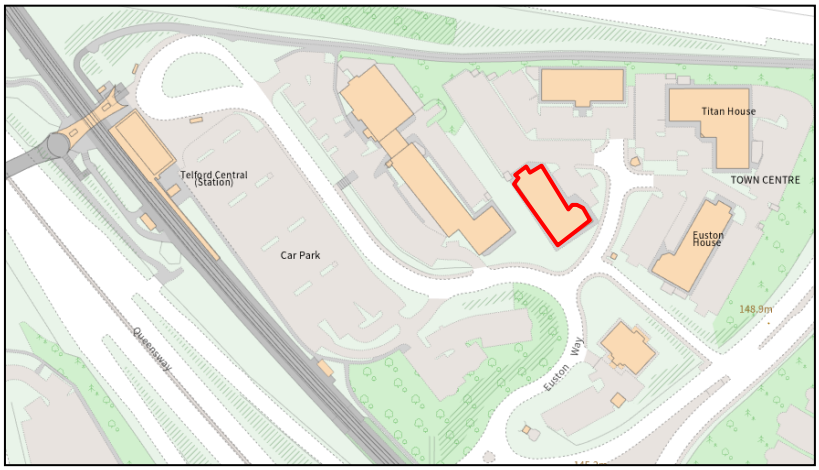
£66,368 per annum exclusive.

Planning

Interested parties are recommended to make their own enquiries to the Local Planning Authority regarding their intended use.

Energy Performance Rating

To be confirmed.



For Reference purpose only Scale: Not to Scale

Service Charge

A service charge is payable in addition for the maintenance and upkeep of the property and communal facilities.

Further details available from the Letting Agent on request.

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 – £50,500

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 will be responsible for their own legal costs incurred within the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks

Viewing

Strictly by appointment with the Sole Letting Agents, Towler Shaw Roberts, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243900.

June 2026 / Amended November 2026

TSR Surveyors
Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL
Tel: 01743 243900

Also at
Unit 8, Hollinswood Court
Stafford Court, Telford, Shropshire TF3 3DE

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

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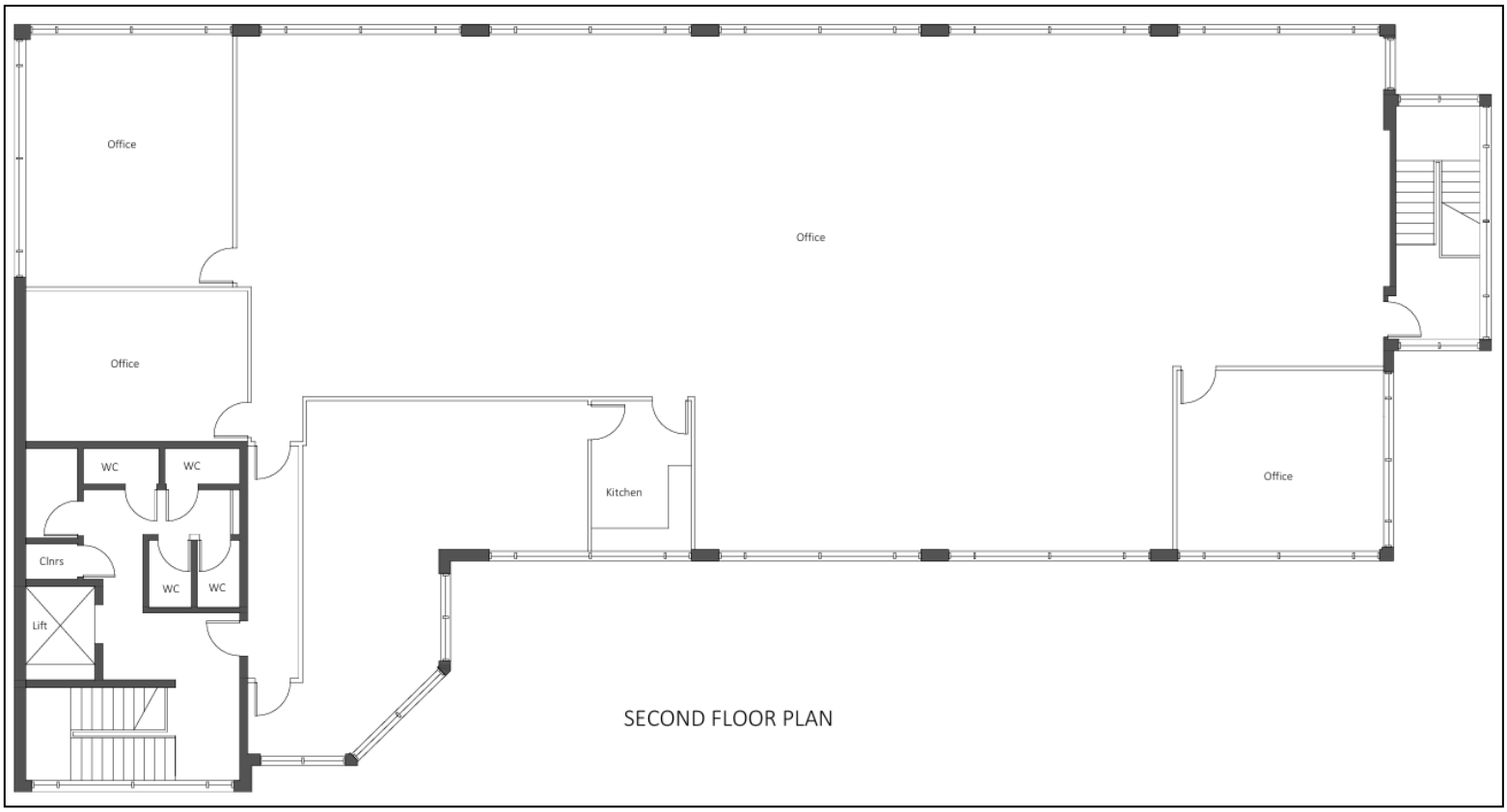
Important Notice
"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."



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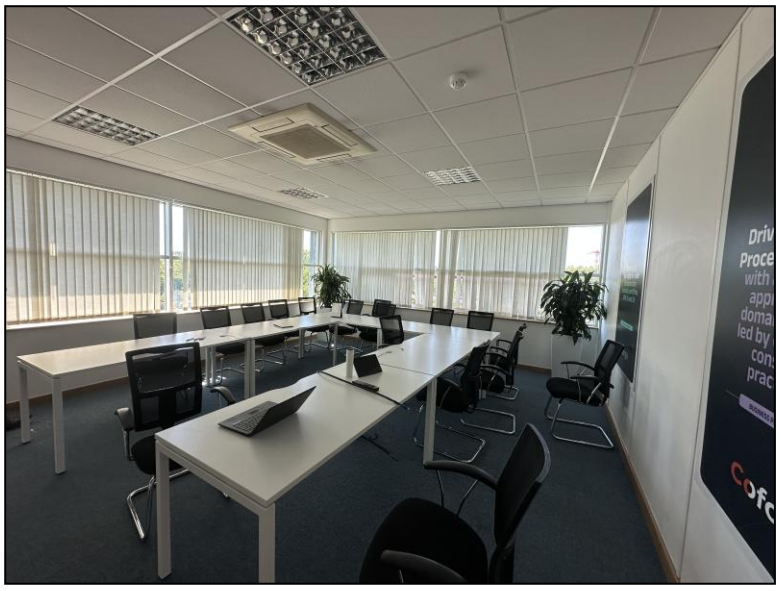

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