



To Let: Third Floor, Titan House

Euston Way | Telford | TF3 4LY





Exceptional High Quality Third Floor Office Suite in Prime Telford Location

Located within the prominent Titan House on Euston Way, this exceptionally well-presented third-floor office suite offers a professional and modern working environment. With a total net internal floor area of 8,200 sq ft (761.73 sq m), the space is ideally suited for businesses seeking a high-quality office presence in the heart of Telford's commercial district.

The suite benefits from excellent on-site parking provision with 20 dedicated car parking spaces, ensuring convenience for both staff and visitors. Available to let as a whole or in part, the third floor is offered to the market at a competitive rent of £120,000 per annum exclusive. This is a rare opportunity to occupy premium office space in a landmark building.

Third Floor, Titan House

The available office space forms part of the prestigious Euston Park headquarters building, located within Titan House on Euston Way, Telford. This high-quality third-floor office accommodation offers a Total Net Internal Floor Area of approximately 8,200 sq ft (761.73 sq m) and is available to let as a whole or in part, with flexible lease terms available by negotiation.

The space benefits from a modern, open-plan layout, designed to suit a variety of office and business uses including quasi-retail, educational or medical-related operations. Occupiers will benefit from a communal entrance, lift access and shared toilet and welfare facilities within the building.

Externally, the office is served by 20 designated car parking spaces within a well-maintained communal car park.

This is an ideal opportunity for businesses seeking well-located, adaptable space within a professional setting. Viewing is essential to fully appreciate the quality and potential of this accommodation.

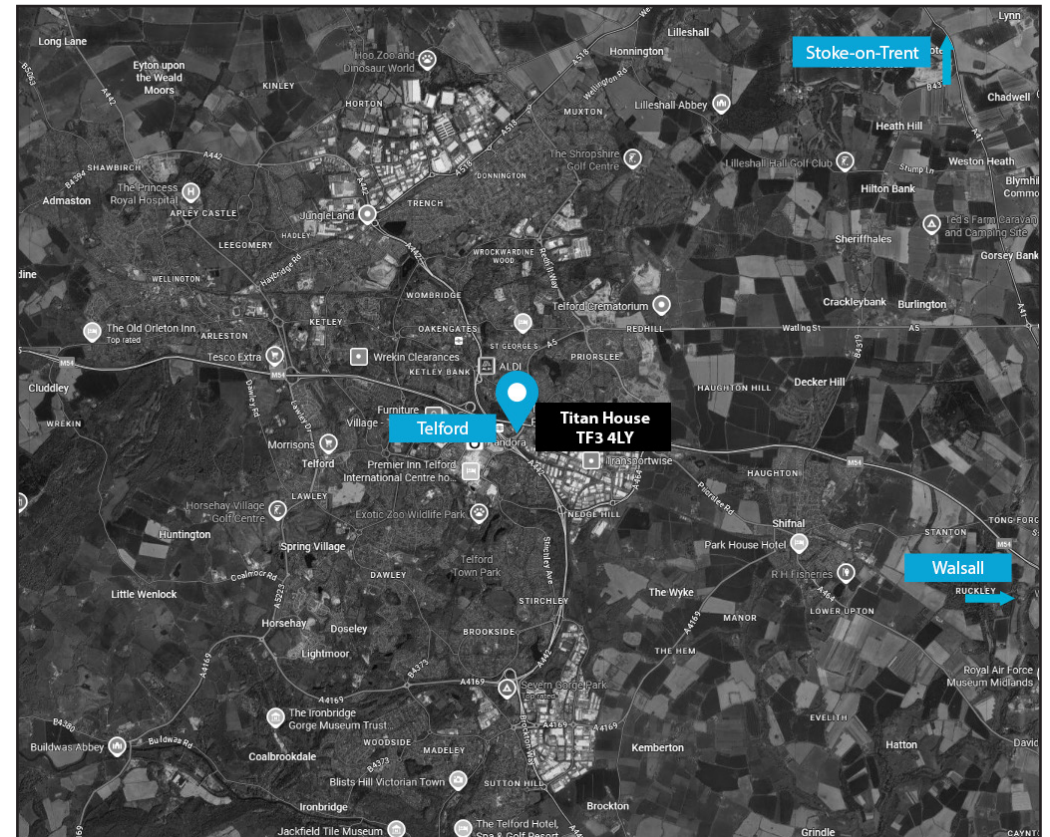


Location

Titon House occupies a prominent position fronting onto Euston Park, in the heart of Telford Town Centre. The property is ideally situated just off Euston Way - a key access route from the nearby roundabout connecting the A5, A442 (Queensway), Stafford Park 1 and Hollingsgate. Located just 0.2 miles from the town centre, the offices benefit from close proximity to a wide range of local amenities, transport links and neighbouring businesses.

- Positioned within Euston Park, a prestigious office campus including four headquarters office buildings
- Direct access to the M54, offering excellent road connectivity to Shrewsbury (15 miles west) and Birmingham (32 miles southeast)
- Close proximity to Telford Central railway station, providing regular services to Birmingham, Wolverhampton, and Shrewsbury
- Located within a thriving business environment, with Telford boasting a population of approximately 175,000 and a catchment workforce of over 300,000 within a 30-mile radius

Titan House is strategically placed to benefit from Telford's growing status as a key regional commercial centre. With excellent accessibility, a strong labour market, and a dynamic local economy, the location offers an exceptional base for a wide range of office or business operations.





Floor Plan



Key Details

Rateable Value

Not available. Expired 10/02/25 = £97,000

Rent

As a whole = **£120,000** (one hundred and twenty thousand pounds) per annum exclusive.
Letting in-part can be discussed with the letting agent upon request.

VAT

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

EPC

Current Rating - B

Legal Costs

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

Local Authority

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



01952 380000



www.telford.gov.uk

Tenure

The offices are available to let on flexible lease terms for a length of term by negotiation. There is a service charge levied for the maintenance of the communal areas and services further details upon request.

Services

Not tested prospective tenants are to rely on their own enquiries. We understand that the property is served by the following services:

- Water - Mains
- Four & Surface Water Drainage - Mains
- Gas - N/A
- Electricity - Mains
- Climate Cool Central Heating

Planning

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


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Halls


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


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