
Telford Plaza
IRONMASTERS WAY, TELFORD
PRIME LANDMARK TOWN CENTRE
OFFICES TO LET
4,195 – 108,117 SQFT
(390 – 10,044 SQM)

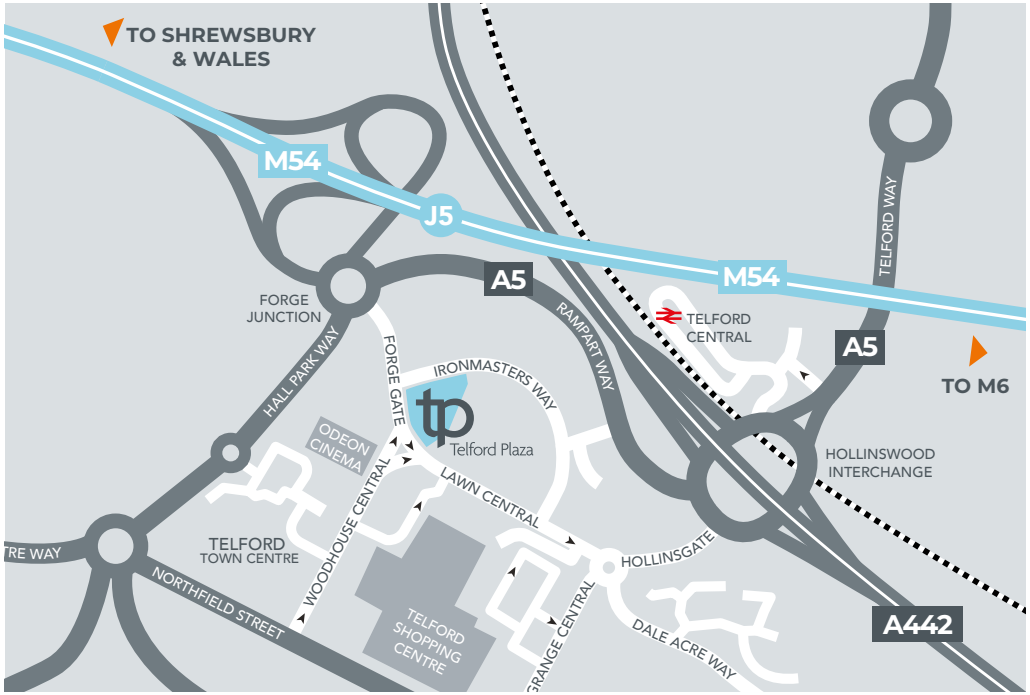
PRIME LOCATION

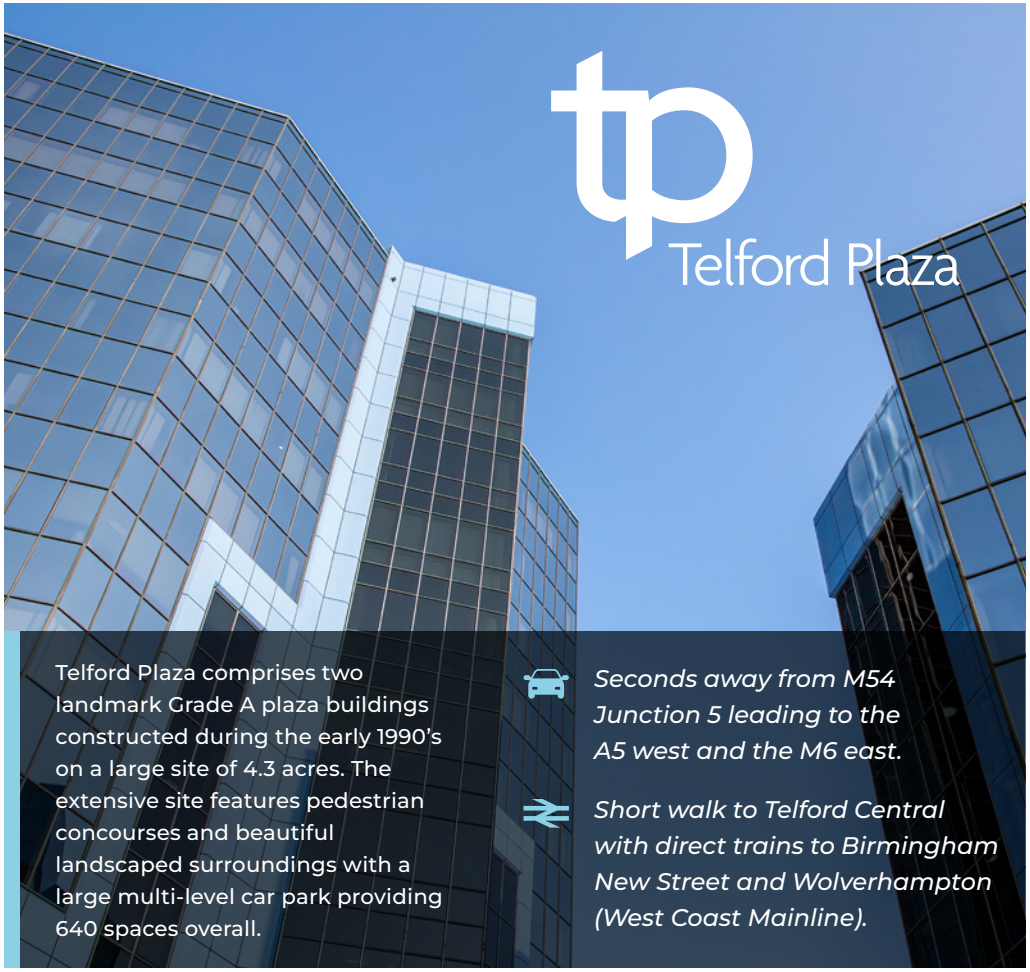
Telford Plaza occupies a central town centre location adjacent Telford Shopping Centre and close to Telford train station.

Telford Plaza adjoins the £220m Station Quarter development site which will provide new homes, University facility and enterprise hub and a new 142 room Hampton by Hilton Hotel.

Telford enjoys excellent communication links via M54/M6 and a wider network of roads, with Birmingham being only 35 miles to the South East and only 37 minutes by train.

The town is home to 5,000 businesses including a number of major corporations such as ReAssure, Epsom, Denso and NEC who have been established in the town for in excess of 20 years. The Town has access to a workforce of 300,000 people located within a 30-minute radius of the Town Centre.





Telford Plaza comprises two landmark Grade A plaza buildings constructed during the early 1990's on a large site of 4.3 acres. The extensive site features pedestrian concourses and beautiful landscaped surroundings with a large multi-level car park providing 640 spaces overall.

Seconds away from M54 Junction 5 leading to the A5 west and the M6 east.

Short walk to Telford Central with direct trains to Birmingham New Street and Wolverhampton (West Coast Mainline).






M54
A442
A
B
C
D
E
F
G
H
Telford Plaza
M54
A442
A Telford Central Station
B Windsor House (Reassure)
C Park Inn Hotel
D New Development Site
E New £220m Station Quarter Development
F Telford Shopping Centre
G Odeon Cinema
H Mercure Hotel

NO 1 TELFORD PLAZA



A landmark office development in the heart of Telford Town Centre providing superb panoramic views.

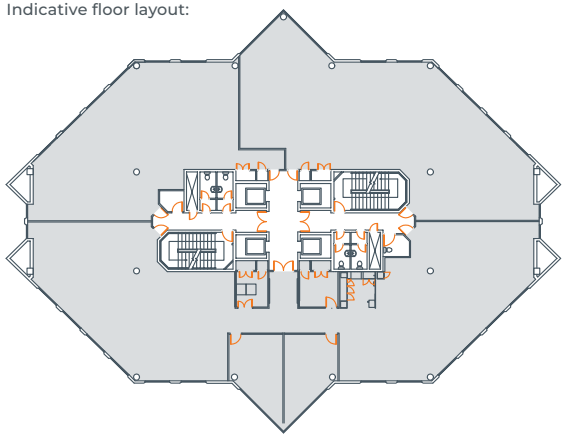
No 1 Telford Plaza is arranged over ground and 10 upper floors with additional ancillary storage space located at basement level. Accessed via a revolving door, visitors are welcomed to a triple height atrium reception area, with marble tiled walling, LED recessed spot lighting, communal reception desk and seating area.

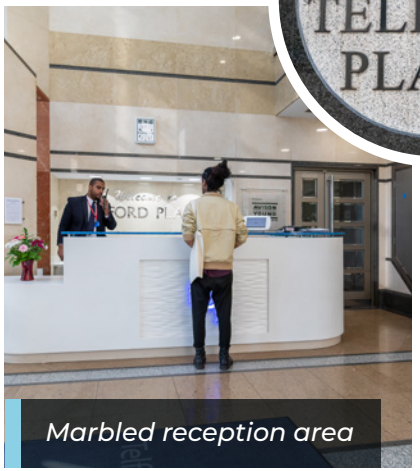
Beyond the reception is a single height central lobby area with four 13-person passenger lifts. The upper floors are arranged around a central core comprising passenger lifts and a mixture of men's, women's and disabled WC's. Both the central cores and WC's have been recently refurbished to a high standard.

Conductive working environment:

- **Large divisible suites.**
- **Carpeted tiled flooring with raised access.**
- **Suspended ceilings with integral lighting.**
- **2.7m floor to ceiling height.**
- **A mixture of both LED and Cat II lighting.**
- **Tinted double glazing.**
- **Comfort cooling throughout.**
- **On-site café/restaurant.**
- **High speed passenger lifts.**
- **24 hour access and security.**

Indicative floor layout:





Marbled reception area



Triple height atrium



On-site café/restaurant



Spectacular views

NO 2 TELFORD PLAZA









Double height atrium

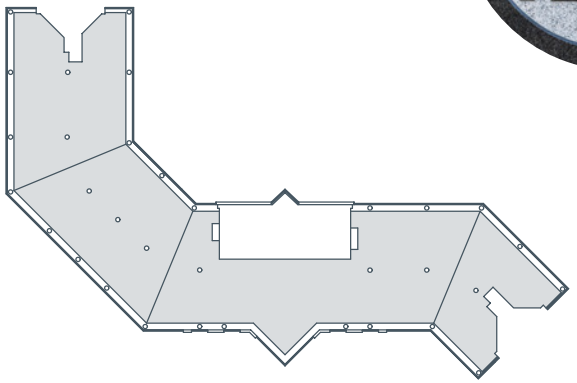




Plaza 2 is arranged over ground and 5 upper floors with additional ancillary storage space located at basement level.

Plaza 2 has been fitted to same specification as Plaza 1 with a double height atrium and three 10-person, 800kg passenger lifts.

Indicative floor layout:



CURRENT AVAILABILITY

		AREA (SQ.FT.)	AREA (SQ.M)	CAR PARKING	AVAILABILITY
NO 1 TELFORD PLAZA	Ground Floor	7,480	695	22 spaces	Let
	First Floor	7,671	713	23 spaces	Let
	Second Floor	7,671	713	23 spaces	Let
	Third Floor	8,390	779	24 spaces	Let
	Fourth Floor	8,390	779	25 spaces	Let
	Fifth Floor	8,390	779	25 spaces	**Available Now**
	Sixth Floor	8,350	776	25 spaces	**Available Now**
	Seventh Floor	8,390	779	25 spaces	Let
	Part Eighth Floor	4,195	390	12 spaces	Let
	Part Eighth Floor	4,195	390	12 spaces	**Available Now**
	Ninth Floor	8,370	778	25 spaces	**Available Now**
	Tenth Floor	8,370	778	25 spaces	**Available Now**
NO 2 TELFORD PLAZA	**Ground Floor**	11,115	1,033	34 spaces	**Available Now**
	Part First Floor	6,727	625	21 spaces	**Available Now**
	Part First Floor	4,388	408	13 spaces	**Available Now**
	Second Floor	12,053	1,120	36 spaces	**Available Now**
	Third Floor	12,053	1,120	36 spaces	**Available Now**
	Fourth Floor	12,053	1,120	36 spaces	**Available Now**
	Fifth Floor	12,053	1,120	36 spaces	**Available Now**

FURTHER INFO

TENURE

Available on effective new full repairing and insuring leases for term to be agreed.

SERVICE CHARGE

Tenants' are liable for a service charge towards maintenance, repair of common areas.

EPC RATING

No 1 Telford Plaza: D78
No 2 Telford Plaza: D79



CONTACT

For further information or to arrange a viewing please contact:

BULLEYS BRADBURY
CHARTERED SURVEYORS

Richard Bradbury
07956 847 446
richard.bradbury@bulleysbradbury.co.uk

AVISON YOUNG
0121 236 8236
avisonyoung.co.uk

Andrew Venables MRICS
07721 483 159
andrew.venables@avisonyoung.com

Misrepresentation Act 1967: Bulleys Bradbury and Avison Young for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Bulleys Bradbury / Avison Young nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract April 2026.

Design by Diablo: diablodesign.co.uk - BB03 NOVEMBER 2026