



# 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 £90,000 per annum exclusive. This is a rare opportunity to occupy premium office space in a landmark building.



## Third Floor, Titan House

The premises form part of the headquarters office estate known as Euston Park. The offices provide high quality accommodation with a Total Net Internal Floor Area of approximately 8,200 ft sq (761.73 m sq). The third-floor office accommodation is offered to let on flexible terms and offered as a whole or in part, further details are available from the letting agents upon request.

The office accommodation benefits from a high-quality design with a communal ground floor entrance and dedicated toilet and welfare facilities on each floor. There are two passenger lifts servicing all upper floors. The offices would lend themselves to a variety of office and business uses as they are at third floor level and provide both self-contained & open plan accommodation ideal for office/quasi retail/educational/medical related uses. There are several glazed internal offices and meeting rooms within the demise.

The accommodation benefits from use of twenty designated car parking spaces in the communal car park serving the development. The full potential of the office/business spaces can only be appreciated by undertaking a viewing of the opportunity.



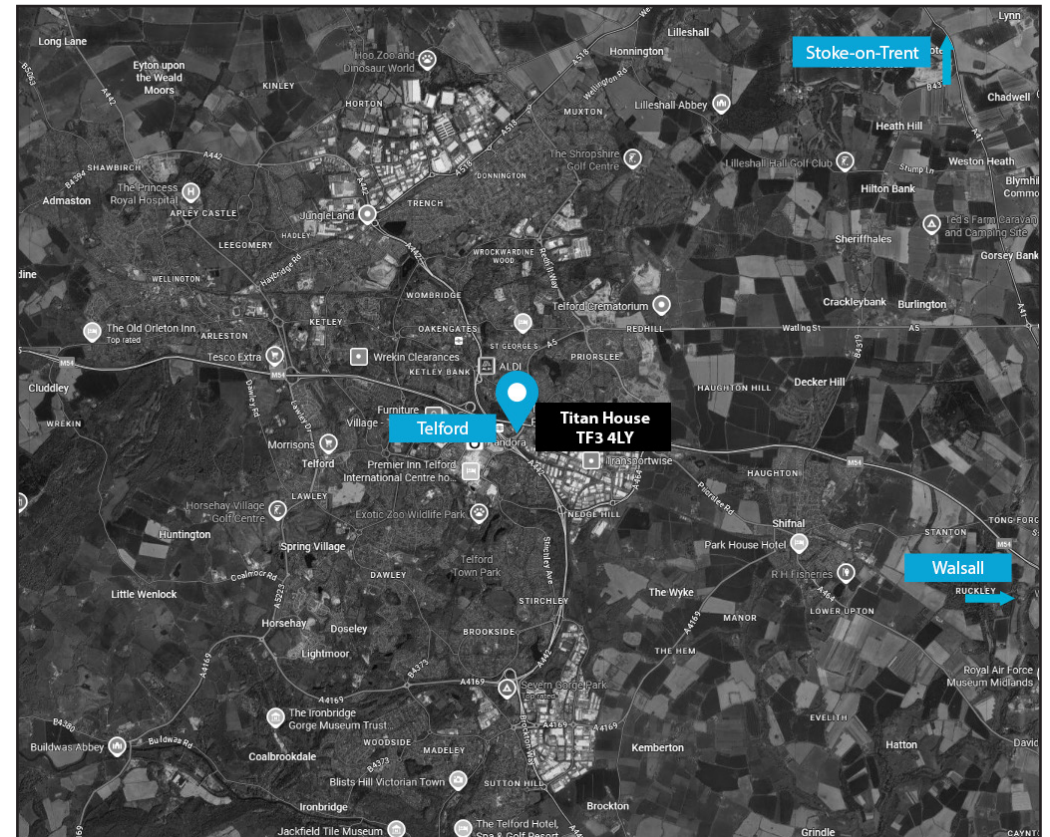


## Location

Titan 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 = **£90,000** (ninty 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](http://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.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.





# Halls

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

James Evans



07792 222 028



james.evans@halls.gb.com

Simon Cullup-Smith



07999 595 885



simon.cullupsmith@halls.gb.com

Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

#### Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

