

To Let



First and Second Floor Offices

Euston House, Euston Way, Telford, TF3 4LY



First Floor – 6,020ft² (559m²)

Second Floor – 6,020ft² (559m²)



01952 384333



estates&investments@telford.gov.uk



www.estatesandinvestments.co.uk

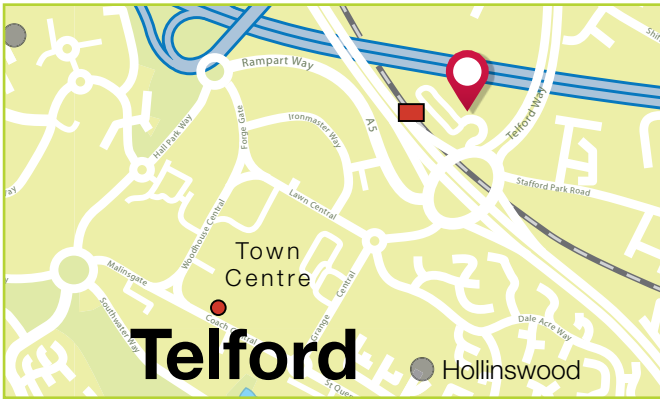


Telford & Wrekin
COUNCIL

Euston House, Euston Way, Telford TF3 4LY

Location

Euston House is one of five modern offices located off Euston Way adjoining Telford Railway Station. It is in the central business district of Telford off the Hollinswood Interchange of the A442, the north/south distributor road. Junction 4 and 5 of the M54 are within a few minutes drive.



© Crown copyright. Borough of Telford & Wrekin Licence No. LA 10001 - 9694 2013

Description

Euston House was constructed in the 1990s, it comprises three floors of offices with a communal entrance lobby and lift to all floors.

The first floor extends to approximately 6020ft² (559m²) net internal area. The accommodation comprises;

- reception area off which are located male, female and disabled wc facilities together with cleaners cupboard
- kitchen/staff room with fitted units, sink and plumbing for dishwasher
- five partitioned offices with good quality glazed partitioning
- open plan office
- one board room, one meeting room and server room

The second floor extends to approximately 6020ft² (559m²) net internal area. The lift currently opens into the accommodation, which then has a reception, partitioned offices and kitchen. Male and Female Wc facilities are available at each floor. Dedicated parking is available to the rear of the building.

Specification

- Raised floors
- Carpeted accommodation
- Air conditioned offices
- Lift
- Security alarmed.
- On site parking

Lease Terms

A minimum three year lease on a full repairing basis.

Rent

£63,000 p.a. plus VAT per floor.

Service Charge

An annual service charge is levied in respect of the maintenance and repair of the common parts of the building and the external areas.

Insurance

The Lessee shall be responsible of payment of the building insurance premium.

Business Rates

The Lessee shall be responsible for payment of Business Rates, the current Rateable Values are:

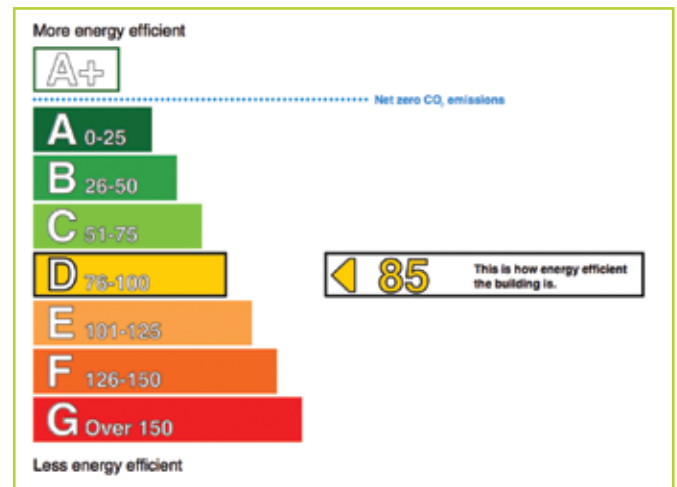
First Floor - £50,000

Second Floor - £50,500 .

Lease Costs

The ingoing Lessee shall pay the Landlord's reasonable costs in drawing up the Lease.

Energy Performance Certificate



Viewing

To arrange a viewing or for further details please contact:

Estates & Investments:

Tel: 01952 384333

estates&investments@telford.gov.uk

Telford & Wrekin Council,
Development Business and Housing,
Wellington Civic & Leisure Centre,
Larkin Way, Telford TF1 1LX

MISREPRESENTATION ACT 1967

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract.
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- (iii) no person in the employment of Telford & Wrekin Council has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) the reference to any plant, machinery, equipment, fixtures fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective lessees should satisfy themselves as to the fitness for their requirements.

Produced by the Design Team, Corporate Communications.
Published January 2013 © Borough of Telford & Wrekin D748