

To Let



Second Floor Offices

Euston House, Euston Way, Telford, TF3 4LY



5,978ft² (555m²) NIA (approx)



01952 384333



estates&investments@telford.gov.uk



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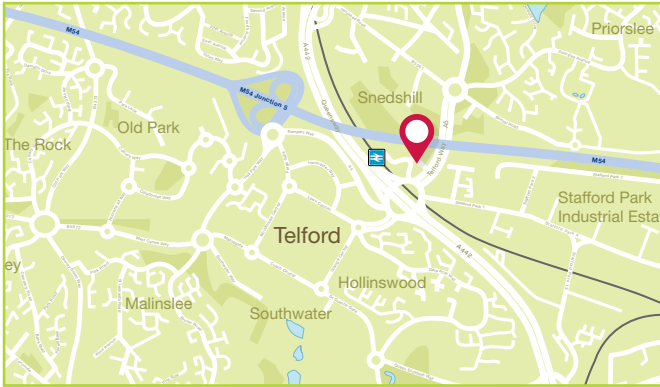


Telford & Wrekin
COUNCIL

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.



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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 second floor extends to 5,978ft² (555m²). The lift opens into a lobby with kitchen and WCs, off this is a secure open plan office with 2x store rooms off. Dedicated parking is available on site.

Specification

- Raised floors
- Carpeted accommodation
- Air conditioned offices
- Lift
- Security alarmed
- On site parking - 20 spaces

Lease Terms

A minimum three year lease on a full repairing basis.

Rent

£53,800 p.a plus VAT.

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.

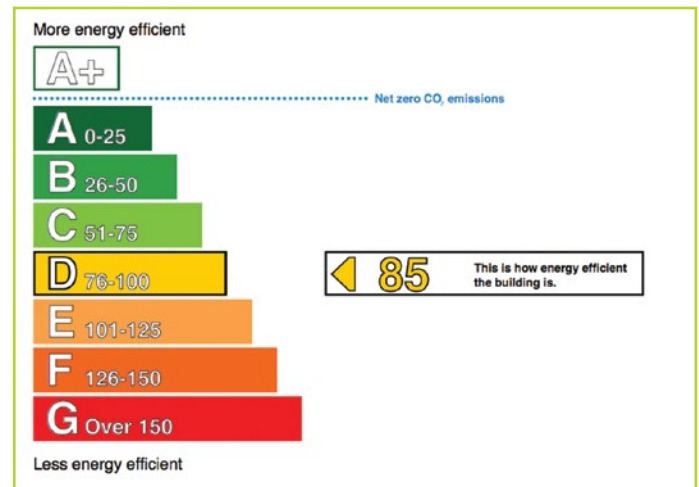
Business Rates

The Lessee shall be responsible for payment of Business Rates, the current Rateable Values is £62,500.

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,
Regenerations & Investment,
Wellington Civic & Leisure Centre,
Larkin Way, Telford TF1 1LX

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Produced by the Design Team, Corporate Communications.
Published January 2020 © Borough of Telford & Wrekin D5985