

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

TO LET

PRIME ICONIC OFFICE SPACE WITHIN LANDMARK DEVELOPMENT



Telford Plaza, Ironmasters Way, Telford Shropshire, TF3 4NT

- Refurbished Grade A office space within modern development
- Suites ranging from 3,000 to 85,000 sq ft (279 to 7,897 sq m)
- Male and female WC facilities on each floor, high speed passenger lifts, 24hr access and security, generous on site car parking
- Town Centre location with excellent communication links
- Flexible lease terms and incentives available

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Telford Plaza

Telford, Shropshire

LOCATION

Telford is a modern growing town with excellent communication links and a thriving business community, having an attractive working and living environment.

Telford is located approximately 35 miles northwest of Birmingham, 15 miles east of the county town of Shrewsbury, and 17 miles northwest of Wolverhampton. The town is very well connected via the M54 and M6 motorways, and via Telford Central railway station with direct trains to Birmingham New Street (30 minutes) and Wolverhampton (connecting to Manchester and Liverpool). Birmingham International Airport is approximately 44 miles distant.

The property is conveniently located close to all public amenities in Telford Town Centre shopping mall and seconds away from Junction 5 of the M54, leading to the A5 west and M6 east. It is also a short walking distance from Telford Central railway station via a pedestrian link.

DESCRIPTION

Telford Plaza is a landmark office development consisting of two detached Grade A, multi-storey office buildings dominating the skyline in the heart of Telford Town Centre.

The buildings were constructed in the mid 1990's to a high specification. Plaza 1 has accommodation arranged over ten floors and Plaza 2 is arranged over five floors, both providing superb panoramic views across Telford.

The available accommodation is currently located on the upper floors of Plaza 1 and Plaza 2, offering fully refurbished open plan offices and common parts, including male and female WC facilities on each floor and an on-site cafe/restaurant. See 'Accommodation' for full details.

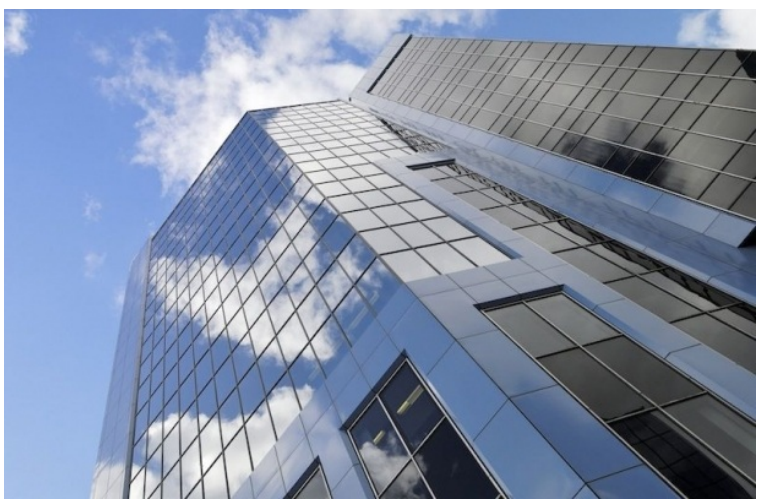
Both buildings offer large floor plates, raised access flooring, carpeting, suspended ceilings with integral lighting, 2.7m clear floor to ceiling heights, tinted double glazing, high-speed passenger lifts, and impressive double height, marbled reception areas. The property further benefits from 24hr access and security.

CAR PARKING

There is an excellent on-site car parking ratio of circa 3:1000 sq ft (3:93 sq m). See 'Accommodation' for floor allocations.



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ACCOMMODATION SCHEDULE

FLOOR	SIZE (sq ft)	(sq m)	PARKING
Telford Plaza 1			
Part 3rd	4,173	388	16
4th	8,390	779	33
6th	8,350	776	32
8th	8,390	779	34
9th	8,370	778	33
10th	8,370	778	34
Telford Plaza 2			
Part 1st	4,388	408	15
2nd	12,053	1,120	45
4th	12,053	1,120	43
5th	12,053	1,120	43

TENURE

The offices are available to lease on flexible terms with rent free periods/stepped rental patterns offered, subject to lease term and covenant.

RENT

Proposals based on £9.00 psf exclusive. Contact the Agent for further details.

SERVICE CHARGE

A service charge is levied for the maintenance and repair of the common parts of the buildings and the estate. Details upon application.

BUSINESS RATES

Details upon application.

SERVICES (NOT CHECKED)

We understand that all mains services are available or connected to the property.



Printcode: 201579

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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PLANNING

We understand that the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Classes Order 2005). Interested parties are advised to make their own enquiries with the Local Planning Authority.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

ENERGY PERFORMANCE CERTIFICATE

Plaza 1 has an energy rating of (D)91

Plaza 2 has an energy rating of (C)75

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nicholas Dixon MRICS

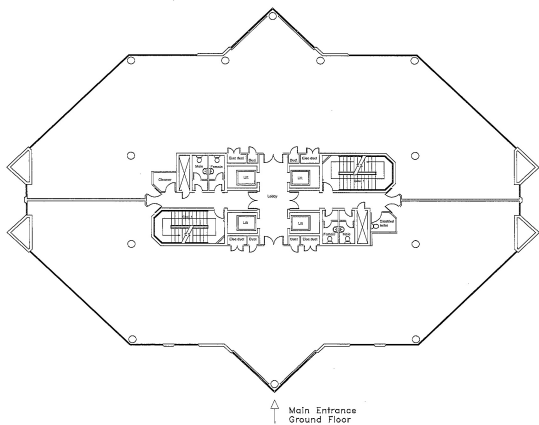
Direct Line: 01952 521006

Mobile: 07957 828 565

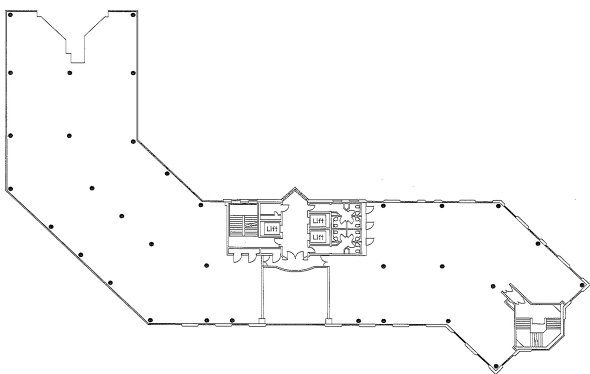
Email: nicholas@andrew-dixon.co.uk

Quote Ref: JND/3154

INDICATIVE FLOOR LAYOUT - PLAZA1



INDICATIVE FLOOR LAYOUT - PLAZA2



*Copies of individual floor plans available upon request



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