



## Innovation House, Euston Way, Telford Town Centre, Telford, Shropshire, TF3 4LT

- High quality, two storey offices extending to 6,595 sq ft (613 sq m) NIA
- Built to a high specification, including new comfort cooling system
- 30 existing car parking spaces with potential to expand
- Prominent location with easy access to Telford Town Centre, A442 and M54
- Conveniently located adjacent Telford Central railway station



# Innovation House

## Telford Town Centre

### LOCATION

Innovation House is located adjacent to the Hollinswood Interchange in central Telford, close to the access to Telford Central railway station off Euston Way. There is direct access close by to the A442 Queensway and Junctions 4 and 5 of the M54 motorway.

Telford Shopping Centre, which is well served by public transport, is nearby, together with the extensive Station Quarter redevelopment.

The property enjoys a prominent roadside position and is suitable for an office headquarters use.

### DESCRIPTION

Innovation House was developed by a local firm of architects in the early 1990's to provide office accommodation on two floors, built to an elegant design.

The building is constructed of blockwork under a multi-pitch slate roof and is clad externally with curtain walling incorporating anti-sun double glazing units. There is an attractive portico entrance leading to a spacious reception area featuring a spiral staircase. The offices are arranged on ground and first floors with a variety of partitioned and open plan areas. Toilet facilities are available on both floors with a second staircase and storage areas to the rear of the building.

The accommodation is completed to an excellent specification, which includes a recently installed comfort cooling system.

The demise includes a detached building currently utilised as a bin store adjacent the car park, which accommodates approximately 30 vehicles. There is a landscaped and grassed area surrounding the building, which could potentially be used for further car parking.

### ACCOMMODATION

Ground Floor	3,320 sq ft	308.4 sq m
First Floor	3,275 sq ft	304.2 sq m
<b>Total Net Internal Area</b>	<b>6,595 sq ft</b>	<b>612.7 sq m</b>
Garage/storage	323 sq ft	30.0 sq m

### SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



**Consumer Protection From Unfair Trading Regulations 2008:** Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.



### PLANNING

The property currently has planning permission for Class E use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

### TENURE

The property is available to let based on a new FRI lease on terms to be agreed.

### RENT

The rent is upon application.

### LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA  
Tel: 01952 380000.

### BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £62,000.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of C-66. The current EPC expires in 2030.

### 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.

### VIEWING

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

Contact: Nicholas Dixon MRICS

Direct Line: 01952 521006

Mobile: 07957 828 563

Email: [nicholas@andrew-dixon.co.uk](mailto:nicholas@andrew-dixon.co.uk)

Ref: JND/2432



Printcode: 2025522

### 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.

ANDREW DIXON  
& COMPANY

[www.andrew-dixon.co.uk](http://www.andrew-dixon.co.uk)

Grosvenor House, Central Park, Telford,  
Shropshire TF2 9TW  
Telephone : 01952 521000  
Fax : 01952 521014  
Email: [enquiries@andrew-dixon.co.uk](mailto:enquiries@andrew-dixon.co.uk)