



# Telford Plaza

IRONMASTERS WAY, TELFORD



PRIME LANDMARK TOWN CENTRE  
OFFICES TO LET

4,195 – 16,740 SQFT  
(390 SQM – 1,555 SQM)

## PRIME LOCATION

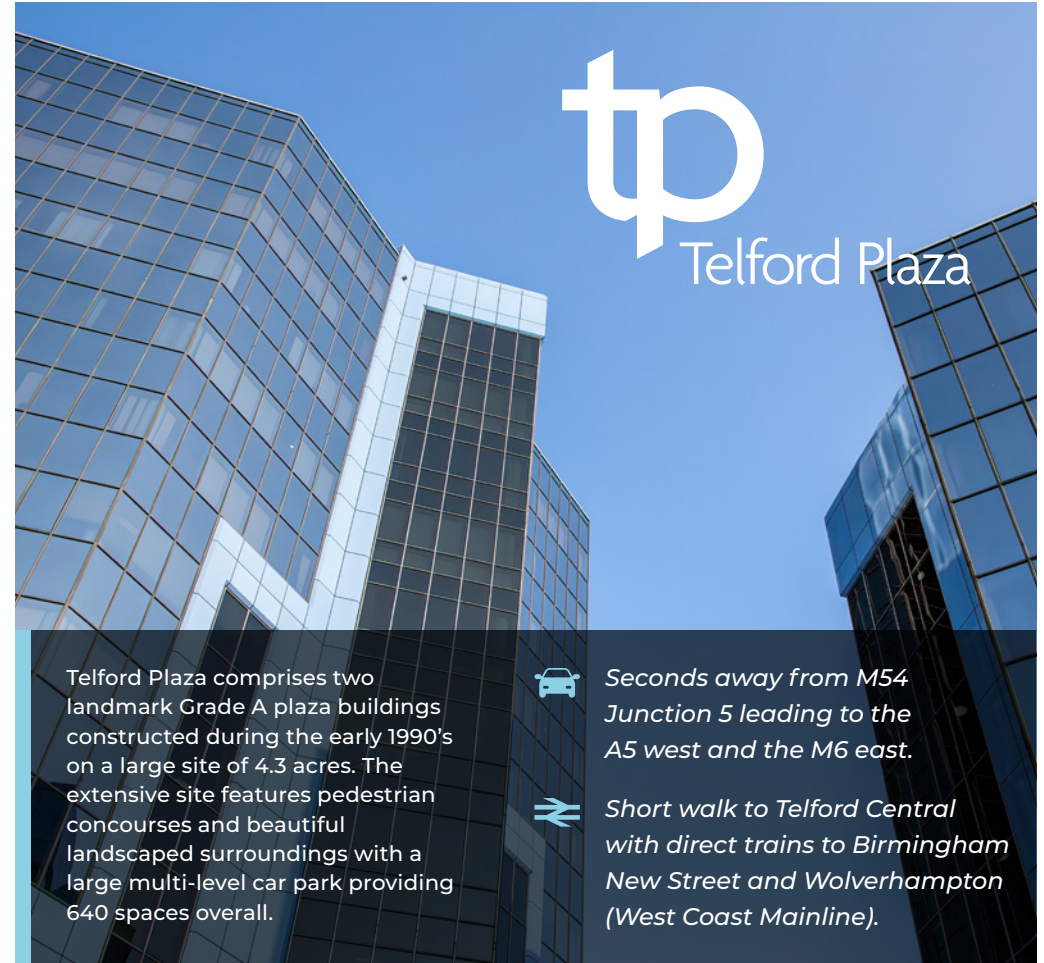
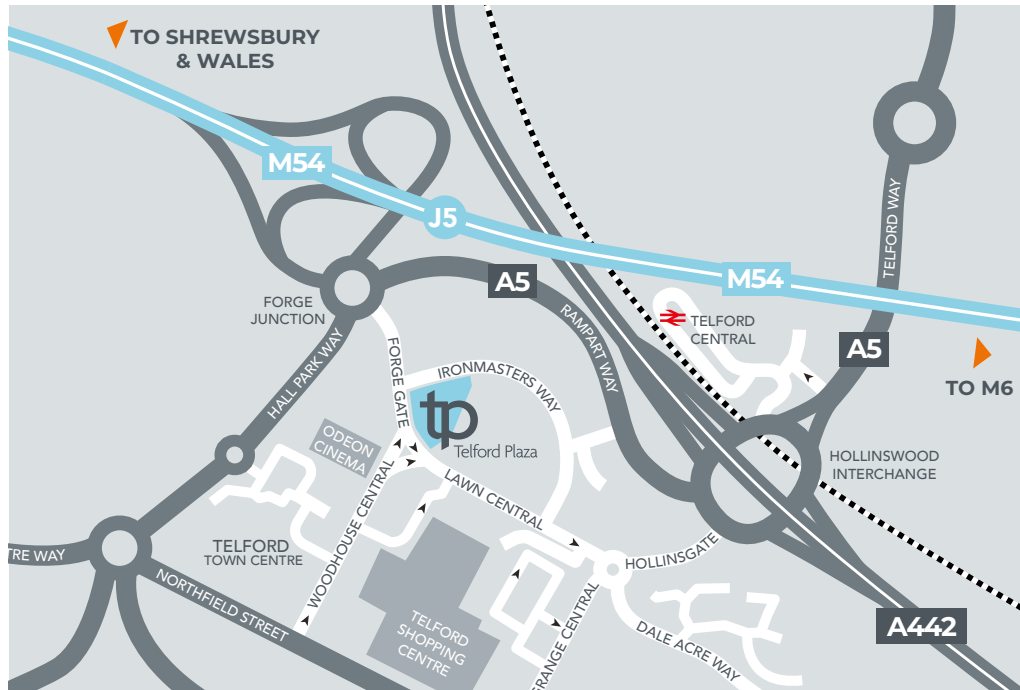
*Telford is a modern, growing town with excellent communication links, a thriving business community and an attractive working and living environment.*

Located 35 miles northwest of Birmingham, 15 miles east of Shrewsbury and 17 miles northwest of Wolverhampton, Telford enjoys **excellent communication links** via M54/M6 and a wider network of roads.



By rail Telford Central Station provides direct services to Birmingham New Street in just 37 minutes and London Euston in a little over 2 hours.

With a population of approximately 170,200 people, Telford has access to a workforce of **300,000 people** located within a **30-minute radius** of the town centre.

The town is home to **5,000** businesses including a number of major corporations such as ReAssure, Epsom, Denso and NEC who have been established in the town for in excess of **20 years**.



Telford Plaza comprises two landmark Grade A plaza buildings constructed during the early 1990's on a large site of 4.3 acres. The extensive site features pedestrian concourses and beautiful landscaped surroundings with a large multi-level car park providing 640 spaces overall.

-  *Seconds away from M54 Junction 5 leading to the A5 west and the M6 east.*
-  *Short walk to Telford Central with direct trains to Birmingham New Street and Wolverhampton (West Coast Mainline).*





# NO 1 TELFORD PLAZA: THE PLACE TO WORK



*A landmark office development in the heart of Telford Town Centre providing superb panoramic views.*

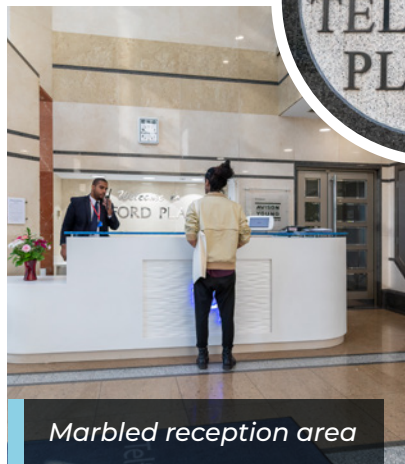
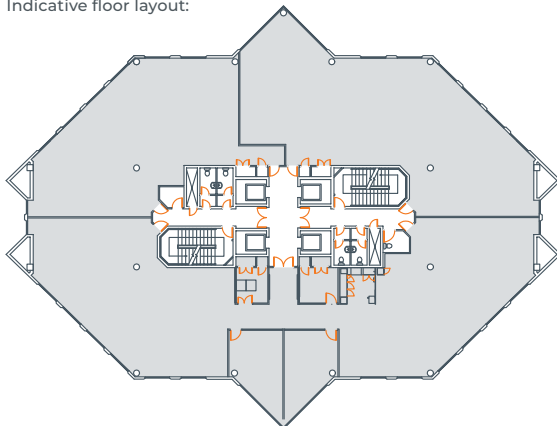
No 1 Telford Plaza is arranged over ground and 10 upper floors with additional ancillary storage space located at basement level. Accessed via a revolving door, visitors are welcomed to a triple height atrium reception area, with marble tiled walling, LED recessed spot lighting, communal reception desk and seating area.

Beyond the reception is a single height central lobby area with four 13-person passenger lifts. The upper floors are arranged around a central core comprising passenger lifts and a mixture of men's, women's and disabled WC's. Both the central cores and WC's have been recently refurbished to a high standard.

Conductive working environment:

- > **Large divisible suites.**
- > **Carpeted tiled flooring with raised access.**
- > **Suspended ceilings with integral lighting.**
- > **2.7m floor to ceiling height.**
- > **A mixture of both LED and Cat II lighting.**
- > **Tinted double glazing.**
- > **Comfort cooling throughout.**
- > **On-site café/restaurant.**
- > **High speed passenger lifts.**
- > **24 hour access and security.**

Indicative floor layout:



*Marbled reception area*



*Triple height atrium*



*On-site café/restaurant*



*Spectacular views*



## CURRENT AVAILABILITY

FLOOR	FLOOR AREA (SQ.FT.)		FLOOR AREA (SQ.M)	CAR PARKING
3rd Floor	3,957	LET	368	12 spaces
3rd Floor	4,173	LET	388	12 spaces
4th Floor	8,390	LET	779	25 spaces
6th Floor	8,350		776	25 spaces
Part 8th Floor	4,195		390	12 spaces
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**Misrepresentation Act 1967:** Bulleys Bradbury for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Bulleys Bradbury nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

**Finance Act 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT.

**Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract Aug 2022.

Design by Diablo: diablodesign.co.uk - BB02 MARCH 2023

## FURTHER INFO

### TENURE

Available on effective new full repairing and insuring leases for term to be agreed.

### SERVICE CHARGE

Tenants' are liable for a service charge towards maintenance, repair of common areas.

### EPC

No 1 Telford Plaza has an EPC Rating of D-91.

## CONTACT

For further information or to arrange a viewing please contact:

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**BULLEYS  
BRADBURY**  
CHARTERED SURVEYORS